Karen Johnson Davidson County
Batch# 770202 DEEDQC
12/08/2021 10:36:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211208-0162735

QUITCLAIM DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6 DAY OF Dec, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9050 SHAMANSUROV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Sarvar R. Tadjikhodjayev	Same as New Owner	096070A02100CO
338 Stewarts Ferry Pike		
Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

SHOKUDRAT SHAMART SHAMANSUROV, A MARRIED MAN

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF MY INTEREST UNTO:

SARVAR R TADJIKHODJAYEV, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 338 STEWARTS FERRY PIKE, Nashville, TN 37214

Witness my hand on this 15 day of November, 2021

Shokudrat Shamart Shamansurov

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Shokudrat Shamart Shamansurov and, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Shokudrat Shamart Shamansurov and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 15 day of December, 2021

Notary Public

My Commission Expires: 07/30/2022

ODELL T. OSTONAKULOV
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

17-9050 SHAMANSUROV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, Unit 21, BIANCA SQUARE, as shown on plat of record in Plat Book 5200, Page 661, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.*

*Tax Assessor's Office shows Lot 2, Unit 4, See Plat recorded in Plat Book 5200, Page 661.

Being the same property conveyed by Warranty Deed from William E. Conn, a married man, to Shokudrat Shamart Shamansurov, a married man, of record in Instrument No. 20170613-0059114, Register's Office for Davidson County, Tennessee, dated June 12, 2017 and recorded on June 13, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

b. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat BIANCA SQUARE SUBDIVISION recorded in Plat Book 5800, Page(s) 101 and Plat Book 5200, Page 661, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

c. Terms and provisions of by-Laws recorded in Book 6225, Page 906.

d. Charter of Homeowners Association recorded in Book 6168, Page 507.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 6162, Page 195, as amended by instrument(s) of record in Book 6165, Page 566 and Book 9885, Page 208; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Easement for Sewer, recorded in Book 5108, Page 724.

g. Easement for Tennessee Valley Authority Line, recorded in Book 1181, Page 577 and Book 1303, Page 21.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 6, 2021.

Lisa Allard, Affiant December 6, 2021

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee County of Williamson

Sworn to and subscribed before me this December 6, 2021.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024