Karen Johnson Davidson County
Batch# 770280 DEEDWARR
12/08/2021 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20211208-0162838

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Latifkhon Fayz **Irina Sulemina**	**Renasant Bank**	**147070A01100CO**
4954 Edmondson Pike Apt Q11	2001 Park Place N. Suite 650	
Nashville, TN 37211	Birmingham, AL 35203	

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

DJ Property Rentals, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Latifkhon Fayz and Irina Sulemina, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Phase II, Woodlea Place Townhomes, of record in Plat Book 9700, Page 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to DJ Property Rentals, LLC, by Quitclaim Deed, from Dileep Kumar Gonti, a married man, joined in execution by his spouse, Gowthami Thota, dated March 9, 2018, of record in Instrument No. 20180314-0024192, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dileep Kumar Gonti, a married man, by Warranty Deed fro Darryl Farley and Lynn Farley, husband and wife, dated November 20, 2017, of record in Instrument No. 20171122-0120012, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This commitment and policies of insurance to be issued pursuant to this commitment affirmatively insures against loss or damage occasioned by the enforcement or attempted enforcement of the following unreleased Deed of Trust: Deed of Trust executed by Jamie Beyer, unmarried, to Regions Bank, dated February 14, 2013, securing the principal sum of $77,000.00, and of record in Instrument No. 20130228-0020000, Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4954 Edmondson Pike Apt Q11, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

DJ Property Rentals, LLC

_____ Date: 12/1/21
BY: Dileep Kumar Gonti, Member

_____ Date: 12/01/21
BY: Jagadish Golla, Member

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Dileep Kumar Gonti,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Member of DJ Property Rentals, LLC and that he is authorized by DJ Property Rentals, LLC to execute this instrument on its behalf.

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Witness my hand, at office, this 1 day of December, 2021.

_____
NOTARY PUBLIC
My Commission Expires: 8.19.24

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Jagadish Golla,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Member of DJ Property Rentals, LLC and that he is authorized by DJ Property Rentals, LLC to execute this instrument on its behalf.

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Witness my hand, at office, this 1 day of December, 2021.

_____
NOTARY PUBLIC
My Commission Expires: 8.19.24

Certificate of Authenticity

I, Megan Millsap, 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 12.1.21.

Date

Affiant Signature

12.1.21

Date

State of TN

County of Sumner

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

Notary's Signature

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 03/01/2025

Date

Notary's Seal (if on paper)