WARRANTY DEED

Karen Johnson Davidson County
Batch# 775980 DEEDWARR
12/17/2021 12:24:30 PM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20211217-0167266

O-AR-21-8227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-13-25 (AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Opoku-Duah	Truist Bank	
(NAME)	(NAME)	**181-14-0A-058.00-CO**
8227 Rossi Rd	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIKHSITILLA A RAKHMANOV, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN OPOKU-DUAH,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 58 on the Plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place, of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Rikhsitilla a. Rakhmanov, a married man by Warranty deed from Robert McClintock III and Kathy McClintock, husband and wife of record in Instrument No. 20190703-0064860 Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on July 03, 2019. Rikhsitilla Rakhmanov having since granted a divorce in the Fourth Circuit Court for Davidson County, Case No. 20D1220 and property was awarded solely to the husband. Property was never the primary or marital residence of grantor's former spouse.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not due and payable.
- All matters shown on the Plan attached as Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place, of record in Instrument Number 20060328-0035297, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218, as supplemented in Instrument Number 20060328-0035297, Instrument Number 20060501-0049958, amended in Instrument Number 20061228-0160255, Instrument Number 20060731-0092350, Instrument Number 2007013-00012170, Instrument Number 20071129-0138690, affidavit recorded in Instrument Number 20071213-0143550, and Instrument Number 20080226-0018882 corrected in Instrument Number 20080318-0027346, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter for Villas at Concord Place Homeowners Association, Inc. of record in Instrument 20081219-0121383, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas in Instrument Number 20051031-0130768 and Instrument Number 20071017-0123090, Register's Office for Davidson County, Tennessee.
- Temporary Signage Easement in Instrument Number 20050415-0042178, Register's Office for Davidson County, Tennessee.
- Easements to United States of America in Book 4424, Page 967, Register's Office for Davidson County, Tennessee.
- 200 foot TVA Transmission Line Easement in Book 4424, Page 967, Register's Office for Davidson County,

Tennessee.
- Agreement for Dedication of Easement for Public Utility & Drainage in Instrument Number 20051219-0151953, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument Number 20050505-0050659, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8227 Rossi Rd, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 10th DAY OF DECEMBER, 2021.

Rikhsitilla A Rakhmanov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 10, 2021.

Signature
December 10, 2021
State of Tennessee
County of Williamson

Sworn to and subscribed before me this December 10, 2021.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025