WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

LR-EXP-22-4612

Karen Johnson Davidson County
Batch# 812929 DEEDWARR
03/01/2022 11:14:15 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20220301-0023053

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)
Unique Properties , LLC	**New Owner**	
(NAME) **1516 Hampton St.**	(NAME)	**075-05-0A-001.00-CO**
(ADDRESS) **Nashville, 37207**	(ADDRESS)	
(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, **HOUSING INVESTMENT, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **UNIQUE PROPERTIES , LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 4612A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4612 Old Hickory Blvd Residences of record as Instrument No. 20190724-0072458 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Housing Investment, Inc., a Tennessee corporation by Quitclaim deed from Shavkat Ashurov of record in Instrument No. 20160826-0089487 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 26, 2016.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 3, 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 201907240072458, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20190808-0078786, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **4612 Old Hickory Blvd., Old Hickory, Tennessee 37138**.

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 24th DAY OF FEBRUARY, 2022.

Housing Investment, Inc.

BY: _____
Aziz Ashurov
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared AZIZ ASHUROV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of HOUSING INVESTMENT, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 24th of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

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