Karen Johnson Davidson County
Batch# 835194 DEEDWARR
04/06/2022 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220406-0039657

WARRANTY DEED

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

ACKER-H22102

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$260,000.00~~ .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF March, 2022.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joy Acker, married	NEW OWNER	162-5C-030.00
5515 Country Drive Unit 30	1388 Collins Road	
Nashville, TN 37211	Ohatchee, AL 36271	

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, I/we, SERIK AKILBAEV AND ELNORA AKILBAEVA, A MARRIED COUPLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOY ACKER , MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Town House No. 30 in Hickory Valley Condominiums, a Horizontal Property Regime in Nashville, TN, as shown on the Plan of Hickory Valley Condominiums of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Serik Akilbaev and Elnora Akilbaev by deed from Federal Home Loan Mortgage Corporation, dated April 4, 2013, of record in Instrument No. 20130418-0038464, Register's Office for Davidson County, Tennessee.

This property is also known as 5515 Country Drive, Unit #E30, Nashville, TN 37211.

( ) unimproved
This is (X) improved property known as 5515 Country Drive Unit 30, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 29th day of March, 2022 :

Serik Akilbaev

Elnora Akilbaeva

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Brandon M. Schneider, a Notary Public in and for said County and State, the within named SERIK AKILBAEV AND ELNORA AKILBAEVA, A MARRIED COUPLE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 29th day of March, 2022.

Notary Public

My Commission Expires: 6/7/25

BRANDON M. SCHNEIDER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Linzy Binkley, 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 3/29/2022 (date of document).

Affiant Signature

3/30/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of March, 2022

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

GINGER A DICKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2025