WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2022.

Yesenia J. Loor
Notary Public

MY COMMISSION EXPIRES: 3/3/2025
(AFFIX SEAL)

YESENIA J. LOOR STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025 DAVIDSON COUNTY

BS-AM-21-0

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)
A & M Partnership	**NEW OWNER**	
(NAME)	(NAME)	**120-01-0-167.00**
202 Clarendon Circle		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(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, **BEKHZODKHON DUSMUKHAMEDOV,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **A & M PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** 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 the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron fence post, which is located 10 feet West of concrete curb and North 45 degrees 41 minutes East, 255.3 feet from a point at a storm sewer cover adjacent to Murfreesboro Road, and West of driveway leading up to Shell's Restaurant; thence North 03 degrees 48 minutes East for 480.2 feet to iron pin; thence South 56 degrees 07 minutes West 72.2 feet to iron pin; thence South 32 degrees 09 minutes West 172.88 feet to existing monument; thence South 13 degrees 18 minutes West 102.58 feet, more or less, to iron pin; thence South 48 degrees 49 minutes East (distance unknown) back to beginning point at iron fence post.

Being the same property conveyed to Bekzodkhon Dusmukhamedov by Final Decree Confirming Sale from Maria M. Salas, Clerk and Master of record in Instrument No. 20190219-0014961 Register's Office for Davidson County, Tennessee, dated January 05, 2018 and recorded on February 19, 2019.

This conveyance is subject to:
- Taxes for the year 2022.
- Access is limited to an Ingress/Egress Easement of record in Instrument Number 20050301-0022586 and Instrument Number 20020127-0010128, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements of record in Book 3827, Page 768 and Book 4130, Page 72, in the Register's Office for Davidson County, Tennessee.
- Water Supply Easement of record in Book 1181, Page 158, in the Register's Office for Davidson County, Tennessee.
- Driveway and Waterline Easement of record in Book 1733, Page 358, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed pertaining to said easement of record in Book 11317, Page 516, said register's office.
- Easements of record in Book 3827, Page 776, Book 3827, Page 772 and Book 3463, Page 244, 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: **0 Murfreesboro Pike, Nashville, Tennessee 37217**.

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.

Karen Johnson Davidson County
Batch# 839228 **DEEDWARR**
04/13/2022 02:17:26 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20220413-0043091

Witness my/our hand(s) this the 11 DAY OF APRIL, 2022.

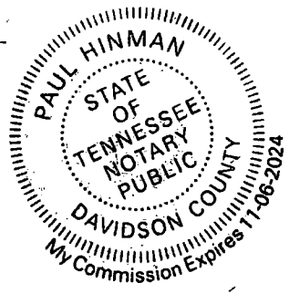
Bekhzodkhon Dusmukhamedov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEKHZODKHON DUSMUKHAMEDOV, 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 11th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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