WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-24-2023
(AFFIX SEAL)

April G. Nichols
State of Tennessee Notary Public
Williamson County

O-AR-22-3341

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)
Rex T. Palmer	NEW OCONER	
(NAME)	(NAME)	**080 07 0 069.00**
3341 Hospital Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **CAPITAL INVEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REX T. PALMER, AN UNMARRIED MAN,** 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:

Lot 423, Section Seven, Bordeaux Hills, as shown on plat of record in Plat Book 3842, Page 73, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Aziz Ashurov by Report of Sale from Metropolitan Government ETC., of record in Instrument No. 20160620-0062460, in the Register's Office of Davidson County, Tennessee, dated April 25, 2016 and recorded on June 17, 2016. Report of Sale recorded on June 20, 2016, in Instrument No. 20160620-0062460, Register's Office for Davidson County, Tennessee.

Amended Final Decree Confirming Sale recorded on January 30, 2017, Instrument No. 20170130-0009561, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Capital Invest, LLC, Aziz Ashurov, member by Quitclaim deed from Aziz Ashurov, a single person of record in Instrument No. 20170728-0076846 Register's Office for Davidson County, Tennessee, dated July 28, 2017July 28, 2017 and recorded on July 28, 2017. Also see Final Order Quieting Title of record in Instrument No. 20220209-0015044, in said Register's Office.

Karen Johnson Davidson County
Batch# 840294 **DEEDWARR**
04/18/2022 09:17:50 AM 2 pgs
Fees: $13.00 Taxes: $1,146.63
20220418-0043905

This conveyance is subject to:

- Taxes for the Year 2022 and subsequent years, a lien but not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Seven, Bordeaux Hills, as recorded in Plat Book 3842, Page(s) 73.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4037, Page 588.
- Restrictions of record in Book 4037, Page 588, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3341 Hospital Lane, Nashville, Tennessee 37218**.

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 8 DAY OF APRIL, 2022.

Capital Invest, LLC

BY: _____
Aziz Ashurov
Member

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 MEMBER of CAPITAL INVEST, LLC, 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 limited liability corporation as MEMBER.

Witness my hand and official seal, this the 8th of April, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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