Karen Johnson Davidson County
Batch# 853737 DEEDWARR
05/11/2022 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $259.00
20220511-0053968

ADDRESS NEW OWNER: Victor Ntembo
213 Dogwood Lane
Smyrna, TN 37167

SEND TAX BILL TO: NEW OWNER
MAP-PARCEL NOS. 114140A04800 and 114140A04900

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sakhib Niyazov** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Victor Ntembo** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 48 and 49 on the Final Major Subdivision Plat, Pine Ridge Estates, Phase 2 formerly known as "Woodland Forrest Section 3" of record in Instrument No. 20180322-0027255, Register's Office of Davidson County,Tennessee.

Being the same property conveyed to Sakhib Niyazov by Warranty Deed from KDS Investments General Partnership, a Tennessee General Partnership of record in Instrument No. 20210302-0026959, dated February 18, 2021 and recorded March 2, 2021, Register's Office for Davidson County, Tennessee.

This is property with a common address of 416 and 420 Eagle Ridge, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Instrument No. 20180322-0027255 Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20171102-0112509, said Register's Office.(4) By-Laws of Woodland Forest of record in Instrument No. 20040503-0049797, amended in Instrument No. 20050916-0111744, Instrument No. 20050916-0111743, and Instrument No. 20200622-0066930, Register's Office for Davidson County, Tennessee.(5) Charter for Pine Ridge Estates Homeowners Association of record in instrument No. 20171107-0118443, Register's Office for Davidson County, Tennessee.(6) All matters as shown on the Boundary Plat of Woodland Forest of record in Plat Book 6900, page 443, Register's Office for Davidson County, Tennessee.(7) Right of Way Easement to Tennessee Electric Power Company of record in Book 787, page 4, Register's Office for Davidson County, Tennessee.(8) Declaration of Covenants for Access to and Maintenance of Common Areas of Woodland Forest, a Planned United Development of record in Book 7596, page 692, amended in Instrument No. 20050916-0111743, Register's Office for Davidson County, Tennessee.(9) Stormwater Detention Agreement of record in Instrument No. 20040521-0059899 Woodland Forest – Section 3, Register's Office for Davidson County, Tennessee.(10) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141229-0118294, Register's Office for Davidson County, Tennessee.(11) Quitclaim Deed to Woodland Forest Homeowners Association, Inc. 0.24 acres of common area known as Section 1, Woodland Forest of record in Instrument No. 20180301-0019301, Register's Office for Davidson County, Tennessee.(12) Quitclaim Deed to KDS Investments General Partnership, a Tennessee general partnership 0.21 acres of open space, now known as Phase 2, Pine Ridge Estates of record in Instrument No. 20180301-0019302, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29 day of April 2022.

X _____
Sakhib Niyazov

STATE OF Hawai'i
COUNTY OF Honolulu

Notary

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Sakhib Niyazov,** with whom I am personally acquainted, or who 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 office this 28 day of April 2022.

_____
Notary Public
My Commission Expires: 06/07/2024

Gerina K. Aleka-Hanohano
My Commission Expires: June 3, 2024

GERINA K ALEKA-HANOHANO NOTARY PUBLIC 12-189 STATE OF HAWAII

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

_____
Affiant

Subscribed and sworn before me this 3rd day of ~~April~~ May 2022.

_____
Notary Public
My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. 2202-049

NOTARY CERTIFICATION
Doc. Date: 04/28/2022 # Pages: 2
Name: Gerina K. Aleka-Hanohano First Circuit
Doc. Description: Warranty Deed

_____ 04/28/2022
Notary Signature Date

GERINA K ALEKA-HANOHANO NOTARY PUBLIC 12-189 STATE OF HAWAII

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/28/2022 (date of document).

Jennifer Russell
Affiant Signature

5/3/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

