6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 855667 **DEEDWARR**
05/16/2022 09:09:31 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20220516-0055671

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2022

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ZAFAR, LLC, a Tennessee Limited Liability Company	ZAFAR, LLC, a Tennessee Limited Liability Company	107130A00200CO
(NAME)	(NAME)	
205 Holt Hills Road	205 Holt Hills Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Zafar Mukhibov is one and the same as Mukhibov Zafar Yarkinovich,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ZAFAR, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 902 on the plan of Four Maples Condominiums, of record in Book 5200, Page 283, Register's Office for Davidson County, Tennessee to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Mukhibov Yarkin by deed from Raymond E. Davis, Jr., and Mary J. Simmons, Co-Executors of the Estate of Joann S. Davis, as of record in Instrument No. 20130117-0005880, Register's Office for Davidson County, Tennessee. The said Mukhibov Yarkin, a widower and citizen of Tashkent, Uzbekistan, died intestate in Tashkent, Uzbekistan on February 21, 2017, leaving Nigora Ismailova and Zafar Mukhibov as his only heirs-at-law. Thereafter, the said Nigora Ismailova conveyed her interest in said property to Zafar Mukhibov by deed dated January 10, 2020 of record in Instrument No. 20200115-0005248, Register's Office for Davidson County, Tennessee.

Zafar Mukhibov is one and the same as Mukhibov Zafar Yarkinovich

unimproved ☐

This is improved ☑ property, known as 902 Coarsey Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 13th day of May, 2022.

MUKHIBOV ZAZAR YARKINOVICH

ZAFAR BY

Mukhibov Zafar Yarkinovich
By: Khamidov Sherzod Abdulkhatovich as Attorney-in-Fact

State of Tennessee
County of Davidson

On this 13th day of May, 2022 before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me Khamidov Sherzod Abdulkhatovich with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Mukhibov Zafar Yarkinovich as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal this 13th day of May, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 22-ZAFAR, LLC