Karen Johnson Davidson County
Batch# 878806 DEEDWARR
06/27/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220627-0073394

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/24/2024
(AFFIX SEAL)

KEVIN TRACY WILLIAMS NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue S, Suite 200
Franklin, TN 37064

File No.: 202205-0014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dilmurod Turaeva and Nargiza Turaeva	Same	181140A06000
(NAME)	(NAME)	
8231 Rossi Road		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty Thousand And No/100 Dollars ($430,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEFANIE BRYNEN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DILMUROD TURAEVA AND NARGIZA TURAEVA, HUSBAND AND WIFE**, 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. 60 on the Plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration of Protective Covenants,

Conditions and Restrictions and Easements for the Villas at Concord Place in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stefanie Brynen, a single woman, by Warranty Deed from Jon Myers, a single man, of record in Instrument No. 20170425-0040514, in the Register's Office of Davidson County, Tennessee, dated April 19, 2017 and recorded on April 25, 2017.

unimproved ☐
This is improved ☒ property, known as 8231 Rossi Road, Brentwood, TN 37027
(House No.) (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 our hands this 17 day of June, 2022.

Stefanie Brynen

STATE OF California

COUNTY OF Alameda

On this 17 day of June, 2022, before me personally appeared Stefanie Brynen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: June 12, 2025

ENC1 FELICIA Y. MILLER COMM. # 2360912 NOTARY PUBLIC • CALIFORNIA ALAMEDA COUNTY My Comm. Expires June 12, 2025 ENC1

Tennessee Certification of Electronic Document

I, Lindsey Lehn, 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 6/17/2022 (date of document).

Affiant Signature

6/22/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22 day of JUNE, 2022.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: 10/21/2024