WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AF

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

T-ADARO-22-3205

Karen Johnson Davidson County
Batch# 885356 DEEDWARR
07/07/2022 10:48:28 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220707-0078370

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)
Capital Invest, LLC	**New Owner**	
(NAME)	(NAME)	**135-10-0C-126.00-CO**
728 Crestmark Drive		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **NIGORA KAMILOVA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAPITAL INVEST, LLC,** 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 Davidson County, Tennessee, being Lot No. 106 on the Final Plat of Ransom Park, Section Five of record in Instrument No. 20041118-0138647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nigora Kamilova by Quit Claim deed from Nozimbek Avazov of record in Instrument No. 20220328-0035680 Register's Office for Davidson County, Tennessee, dated March 05, 2020 and recorded on March 28, 2020.

Further being the same property conveyed to Nozimbek K. Avazov, unmarried by Warranty deed from Fisher & Ford Group, LLC of record in Instrument No. 20060124-0009081 Register's Office for Davidson County, Tennessee, dated January 23, 2006 and recorded on January 24, 2006 .

NOTE: BURKHON TOKHIROV JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20041118-0138647, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200007250073496 and Instrument No. 20011010-0110579, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010206-00111474, in the Register's Office for Davidson County, Tennessee.
- Easement to the City of Nashville of record in Book 2649, Page 593, in the Register's Office for Davidson County, Tennessee.
- Easements to State of Tennessee of record in Book 2905, Page 509, in the Register's Office for Davidson County, Tennessee.
- American Telephone & Telegraph Company of Tennessee of record in Book 1237, Page 111, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20081210-0119250, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3205 Grace Crest Point, 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.

Witness my/our hand(s) this the 1st DAY OF JULY, 2022.

Nigora Kamilova

Burkhon Tokhirov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NIGORA KAMILOVA and BURKHON TOKHIROV, 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 1st of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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