Name and Address of New Owner:
Mohammad Guly
1253 Bending Creek Drive
Antioch, TN 37013

Send Tax Bills To:
Loandepot
26642 towne centre dr
Foothill ranch, ca 92610

Karen Johnson Davidson County
Batch# 891688 DEEDWARR
07/20/2022 03:07:58 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220720-0083283

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 173 15 0A 41.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jamshid Mirzamukhamedov and Gulchekbra Ibragimova**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mohammad Guly and Hozheen Rasheed, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41, ON THE FINAL PLAT OF MILL RUN SUBDIVISION, PHASE 1, OF RECORD IN PLAT BOOK 11700, PAGE 27 & 28 SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JAMSHID MIRZAMUKHAMEDOV AND GULCHEKBRA IBRRAGIMOVA, HUSBAND AND WIFE, BY WARRANTY DEED FROM GERALD GOLDEN AND WIFE, GWEN GOLDEN, RECORDED ON NOVEMBER 4, 2014, OF RECORD IN INSTRUMENT NO. 20141104-0101887, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1253 BENDING CREEK DR., ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BHH-22-153

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of July, 2022.

_____(SEAL)
Jamshid Mirzamukhamedov

_____(SEAL)
Gulchekbra Ibragimova

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2022, before me personally appeared Jamshid Mirzamukhamedov and Gulchekbra Ibragimova, 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's (or persons') free act and deed.

Witness my hand, at office, this 18th day of July, 2022.

MARY E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Mary E. Jones
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Sworn to and subscribed before me this 18th day of July, 2022.

_____
Notary Public
My commission expires: 07/09/24
File No. 2022-4852-BT