THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37216-07-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$460,000.00~~ $475,000.00 Affiant Subscribed and sworn to before me this 22nd day of July, 2022. Notary Public My Commission Expires: STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

WARRANTY DEED

Address New Owner: to **Sanjar Mirsalikhovich Ziyaeev and Sevara Ziyaeeva,** 714 Bellevue Road Nashville, TN 37221	**Send Tax Bills To:** Sanjar Ziyaeev 714 Bellevue Road Nashville, TN 37221	**Tax Information:** Map and Parcel No.: 142100E01400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tyler Scott Ring and Kate O'Neill Ring, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sanjar Mirsalikhovich Ziyaeev and Sevara Ziyaeeva, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 714 Bellevue Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 893847 DEEDWARR
07/26/2022 11:10:38 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50

20220726-0085221

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-ROG-22-114

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of July, 2022.

Tyler Scott Ring by Gerald G. Patterson, his Attorney in Fact

Kate O'Neill Ring by Gerald G. Patterson, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Tyler Scott Ring, and he is authorized by Tyler Scott Ring to execute this instrument on his behalf.

Witness my hand, at office, this 22nd day of July, 2022.

Notary Public

My Commission Expires:

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Kate O'Neill Ring, and he is authorized by Kate O'Neill Ring to execute this instrument on his behalf.

Witness my hand, at office, this 22nd day of July, 2022.

Notary Public

My Commission Expires:

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 14 of Bellevue Station, Phase 2, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959 and in Supplemental Declaration of record in Instrument No. 20160926-0101494, corrected by Scrivener's Affidavit of record in Instrument No. 20161025-0112596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Tyler Scott Ring and Kate O'Neill Ring, husband and wife, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20180205-0011490, in the Register's Office for Davidson County, Tennessee, dated February 1, 2018 and recorded on February 5, 2018.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot 2 Bellevue Station, as recorded in Instrument No. 20160912-0095854, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160108-0001959, Supplemented in Instrument No. 20160926-0101494 (Scrivener's Affidavit recorded in Instrument No. 20161025-0112596, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151001-0099985, Register's Office for Davidson County, Tennessee.
5. Easement for Right of Way Agreement for Public Roads, recorded in Book 2086, Page 272.
6. Easement for Sewer Line, recorded in Book 4613, Page 509, Register's Office for Davidson County, Tennessee.
7. Sign lease as reflected in Uniform Commercial Code Financing Statement of record in Book 7032, Page 292, Register's Office for Davidson County, Tennessee.