Karen Johnson Davidson County
Batch# 917593 DEEDWARR
09/16/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20220916-0103439

GRANTOR

WARRANTY DEED

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

W-BRE-22-552

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

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)
Don Schmidt	new owner	
(NAME)	(NAME)	**161-03-0-055.00**
552 McMurray Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **BAKHTYAR JALAL DOSKY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DON SCHMIDT, AN UNMARRIED MAN,** 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. 35 on the Plan of Wilkerson Heights of record in Plat Book 2900, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bakhtyar Jalal Dosky, unmarried by Warranty Deed from Jalal Y. Dosky and wife, Basna Dosky and Nozhdar J. Dosky, married of record in Instrument No. 20121109-0103601 Register's Office for Davidson County, Tennessee, dated November 07, 2012 and recorded on November 09, 2012, as Scriveners Affidavit recorded on January 04, 2013 and recorded in Instrument No. 20130104-0001094.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2900, Page 63, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2998, Page 140, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Accessory Apartment of record in Instrument Number 20120920-0085751, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **552 McMurray Dr., Nashville, Tennessee 37211**.

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 13th DAY OF SEPTEMBER, 2022.

Bakhtyar Jalal Dosky by John Gleaves
Attorney in Fact

Dalia Abdulaziz Dosky by John Gleaves
Attorney in Fact

Dalia Abdulaziz Dosky, spouse of Bakhtyar Jalal Dosky, hereby joins in this conveyance and does transfer and convey any and all marital interest Dalia Abdulaziz Dosky may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BAKHTYAR JALAL DOSKY and DALIA ABDULAZIZ DOSKY, and who acknowledged he/she/they executed the same as the free act and deed of the said BAKHTYAR JALAL DOSKY and DALIA ABDULAZIZ DOSKY.

Witness my hand and official seal, this the 13th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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

Tennessee Certification of Electronic Document

I, Beth Turner 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 9/13/2022 (date of document).

Affiant Signature

9/15/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of Sept., 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24