Karen Johnson Davidson County
Batch# 932397 DEEDWARR
10/21/2022 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20221021-0114720

Name and Address of New Owner:
Mirjamoat Mirahmadov and Khosiyat Miraxmadova
2072 Traemoor Village Dr.
Nashville, TN 37209

Send Tax Bills To:
Same

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 114-07-0A-077-00-CO

**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, **Linda M. Kratzer, a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mirjamoat Mirahmadov, and Khosiyat Miraxmadova,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 77 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lindsey Kratzer, a single person by Warranty deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20100929-0077601, Register's Office for Davidson County, Tennessee, dated September 27, 2010 and recorded on September 29, 2010.

Being the same property conveyed to Linda M. Kratzer by Quitclaim deed from Lindsey Kratzer, of record in Instrument No. 20170822-0086260, Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 22, 2017.

**The property herein described is not now or ever has been the marital residence of the Grantor.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of October, 2022.

Linda M. Kratzer (SEAL)
Linda M. Kratzer

STATE OF NEW MEXICO
COUNTY OF SANTA FE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda M. Kratzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of October, 2022.

STATE OF NEW MEXICO
NOTARY PUBLIC
BOB PARSHALL
COMMISSION # 1135120
EXPIRES AUGUST 5, 2025

Notary Public - Bob Parshall
My commission expires: 8/5/2025

**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 $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 14 day of October, 2022.

Notary Public
My commission expires: 10/21/24

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

File No. GNT-22-2435

**Tennessee Certification of Electronic Document**

I, Linzy 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 10/13/2022 (date of document).

Affiant Signature

10/21/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of October, 2022.

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

Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL