Karen Johnson Davidson County
Batch# 945984 DEEDWARR
11/30/2022 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20221130-0125457

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19586-DJ

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2022.

Notary Public
My Commission Expires: 10/23/25

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jamoliddin Abdullaev<br>7887 Rainey Drive<br>Antioch, TN 37013 | New Owner | 182-06-0A-030-00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Nathanael Franklin Lee and Chrisanthi Zotos, husband and wife, as joint tenants**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jamoliddin Abdullaev Sr, Married Man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 30, Final Plat, Section One, Old Hickory Hills, according to survey and plat of same appearing of record in Instrument No. 20011023-0115382, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nathanael Franklin Lee and Chrisanthi Zotos, husband and wife, as joint tenants by Quitclaim Deed from Nathanael Franklin Lee, who acquired title incorrectly as Nathaniel Franklin Lee and Chrisanthi Zotos, who acquired title without marital status, dated December 27, 2019, recorded January 13, 2020, of record in Instrument No. 20200113-0003953, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Nathanael Franklin Lee and Chrisanthi Zotos by Warranty Deed from Paul Sutherland and wife, Katie Sutherland, dated October 15, 2015, recorded October 19, 2015, of record in Instrument No. 20151019-0106276; as corrected in Instrument No. 20151216-0126287, said Register's Office.

This is improved property located at: **7887 Rainey Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 21 day of November, 2022.

GRANTOR:

Chrisanthi Zotos

Nathanael Franklin Lee

STATE OF RHODE ISLAND
COUNTY OF Washington

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chrisanthi Zotos and Nathanael Franklin Lee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of November, 2022.

Notary Public
My Commission expires: 4-5-25

**Vernon S. Lawrence**
**Notary Public**
**State of Rhode Island**
**ID# 55166**
**Commission Expires 4-5-25**

## Certificate of Authenticity

I, Kate Smith, 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

11/21/22.

Date

KS

Affiant Signature

11/21/22

Date

State of TN

County of Rutherford

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

Notary's Signature

My Commission Expires: 6/23/25

Date

Notary's Seal (if on paper)

