WARRANTY DEED

DM-AR-22-2212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 960275 **DEEDWARR**
01/11/2023 01:06:23 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20230111-0002421

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:	
Invest Holdings, LLC	same as new owner	
(NAME)	(NAME)	**105 16 0 270.00**
728 Crestmark Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, **KHURSHID ISMOILOV, A SINGLE MAN** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INVEST HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A Certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Plan of Corinne Place Resubdivision, of Record in Book 3700, Page 43, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 12 fronts 50.20 feet on the Westerly side of Dunn Avenue and extends back 197.34 feet on the Northerly Line and 196.75 feet on the Southerly Line to a Dead Line, which is a Broken Line measuring 54.01 feet thereon.

Being the same property conveyed to Khurshid Ismoilov, by Warranty Deed from Eric Sox, a married man, of record in Instrument No. 20150630-0063338, in the Register's Office of Davidson County, Tennessee, dated June 30, 2015 and recorded on June 30, 2015.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Corinne Place Resubdivision, as recorded in Book 3700, Page 43.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4712, Page 436.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2212 Dunn Ave, 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 9th DAY OF JANUARY, 2023.

KHURSHID ISMOILOV by [signature] AS ATTORNEY IN FACT

Khurshid Ismoilov by Bekhzodkhon Dusmukhamedov as 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, BEKHZODKHON DUSMUKHAMEDOV, 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 KHURSHID ISMOILOV, and who acknowledged he/she/they executed the same as the free act and deed of the said KHURSHID ISMOILOV.

Witness my hand and official seal, this the 9th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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