Karen Johnson Davidson County
Batch# 982766 DEEDWARR
03/21/2023 09:52:54 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20230321-0020255

WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DM-TAR-23-1529

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 17th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(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)
Joseph G. Petrone, Jr., Trustee of the Joseph Petrone Separate Property Trust dated May 16, 2018	**New Owner**	
(NAME)	(NAME)	**081 12 0 185.00**
1403 University Ave		
(ADDRESS)	(ADDRESS)	
San Diego, CA 92103		
(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, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH G. PETRONE, JR., TRUSTEE OF THE JOSEPH PETRONE SEPARATE FAMILY TRUST DATED MAY 16, 2018,** 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. 26 as shown on the Scott's 5 Acre Tract, not of record and further described as follows:

Beginning at a point in the west margin of 12th Avenue North, 29 feet South of the Southeast corner of Lot No. 171 in the Addition to the Town of McGavock; running thence with the west margin of said 12th Avenue, Southerly 47 feet to the Northeast corner of Hendrickson's lot; thence Westerly about 156 feet to a point in the alley which point is 105 feet Southerly from the Southwest corner of 9 feet of ground conveyed by Hugh L. Beaty and wife, to James Mahon and wife, by deed of record in Book 113, Page 501, Register's office for Davidson County, Tennessee; thence Northerly along said alley 47 feet to Deason's Southwest corner; thence with Deason's Southerly line, Easterly about 156 feet to the beginning on 12th Avenue.

Being the same property conveyed to Khurshid Ismoilov, by Warranty Deed from Tyree L. Moreland Sr, of record in Instrument No. 20150528-0048787, in the Register's Office of Davidson County, Tennessee, dated May 27, 2015 and recorded on May 28, 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.
- 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: **1529 12th Ave N, Nashville, Tennessee 37208**.

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 17 DAY OF MARCH, 2023.

Khurshid Ismoilov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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