WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MARCH, 2023.

Notary Public

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

MY COMMISSION EXPIRES: (A

DM-AR-22-504

Karen Johnson Davidson County
Batch# 986554 **DEEDWARR**
03/30/2023 09:39:02 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20230330-0023074

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)
Invest Holdings, LLC	same as new owner	
(NAME)	(NAME)	**071 10 100.00**
728 Crestmark Drive		**071 10 099.00**
(ADDRESS)	(ADDRESS)	
Mount 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, **MANZURA ISMOILOVA, UNMARRIED,** 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:

Parcel I (071 10 0 099.00)

Land in Davidson County, Tennessee, being the Southwesterly part of Lot No. 45 on the Map of Weakley & Dodd's Subdivision of Lot No. 17, Plan of Brooklin, as of record in Book 57, Page 126, Register's Office for said County.

Said part of Lot No. 45 fronts 50 feet on the Northeasterly side of Vester Avenue and runs back between parallel lines 75.9 feet to the Westerly line of the Northerly part of said lot conveyed to James L. Cartwright and wife, by deed of record in Book 3159, Page 429, said Register's Office.

Being the same property conveyed to Manzura Ismoilova, Unmarried, by Quitclaim Deed from Manzura Ismoilova, Unmarried (erroneously referred to as Manzuar Ismoilova in prior conveyance), of record in Instrument No. 20160907-0093858, in the Register's Office of Davidson County, Tennessee, dated September 02, 2016, and recorded on September 07, 2016.

Being the same property conveyed to Manzuar Ismoilova, by Warranty Deed from Gwendolyn Cartwright and Joan Leslie Cartwright-Bondurant, of record in Instrument No. 20150417-0034381, in the Register's Office of Davidson County, Tennessee, dated April 13, 2015, and recorded on April 17, 2015.

Parcel II (071 10 0 100.00)

Land in Davidson County being the Northerly portion of Lot No. 45 on the Map of Weakley & Dodd's Subdivision of Lot No. 17, Plan of Brooklin, as of record in Book 57, Page 126, and more fully described according to a copy of a survey showing a division of said Lot 45, made by Lewis D. Justice, Surveyor, August 24, 1951, as follows: Beginning at a stake in the Southeasterly margin of Weakley Avenue 75.9 feet Northeastwardly along the margin of said Avenue from the intersection of said Avenue and Vester Avenue, running thence Southeastwardly parallel to the Northeasterly margin of Vester Avenue, 50 feet to a stake in the Northwesterly line of Lot 44 in said plan; thence Northeastwardly with the line of the same, 81.1 feet to a stake, the common Northerly corner of Lots 44 and 45; thence Northwestwardly with the Northeasterly line of said Lot 45, 15.7 feet to a stake in the Southerly margin of Weakley Avenue; thence with the same around a curve Westwardly 93.2 feet to the beginning.

Being the same property conveyed to Manzura Ismoilova, Unmarried, by Quitclaim Deed from Manzura Ismoilova, Unmarried (erroneously referred to as Manzuar Ismoilova in prior conveyance), of record in Instrument No. 20160907-0093859, in the Register's Office of Davidson County, Tennessee, dated September 02, 2016, and recorded on September 07, 2016.

Being the same property conveyed to Manzuar Ismoilova, by Quitclaim Deed from Gwendolyn Cartwright and

Joan Leslie Cartwright-Bondurant, of record in Instrument No. 20150417-0034380, in the Register's Office of Davidson County, Tennessee, dated April 13, 2015, and recorded on April 17, 2015.

Being the same property conveyed to James L. Cartwright & wife, Gwendolyn Gooch Cartwright, by Warranty Deed from Herbert E. Woodard and wife, Frances Virginia Woodard, of record in Book 3159, Page 429, in the Register's Office of Davidson County, Tennessee, dated November 08, 1960, and recorded on November 15, 1960. The said James L. Cartwright died on January 10, 2003, then Gwendolyn Gooch Cartwright died November 17, 2009 intestate, devising subject property to Gwendolyn Cartwright and Joan Leslie Cartwright-Bondurant through Affidavit of Heirship recorded in Instrument No. 20150319-0023930.

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 Map of Weakley & Dodd's Subdivision of Lot No. 17, Plan of Brooklin, as recorded in Book 57, Page 126.
- 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: **504 Weakley Ave, 506 Vester Ave, Nashville, Tennessee 37207**.

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 15 DAY OF MARCH, 2023.

MANZURA Ismoilova by [signature] Attorney in Fact

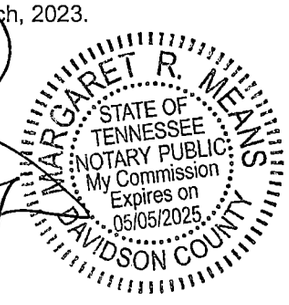
Manzura Ismoilova by Khurshid Ismoilov as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHURSHID ISMOILOV, 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 MANZURA ISMOILOVA, and who acknowledged he/she/they executed the same as the free act and deed of the said MANZURA ISMOILOVA.

Witness my hand and official seal, this the 15 of March, 2023.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)



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