Karen Johnson Davidson County
Batch# 998951 DEEDWARR
05/03/2023 08 47 56 AM 2 pgs
Fees $13 00 Taxes $1,328 30
20230503-0032689

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt Juliet, TN 37122
File Number 8-1009-LV

STATE OF TENNESSEE
COUNTY OF Rutherford

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is $359,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2023

Notary Public
My Commission Expires: 2.8.24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Faith W Macharia 3609 Quail DR. Hermitage TN 37076	Same	086 10 0 016 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, **Dilfuza Khamidova and Kenley Muller, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Faith W. Macharia, unmarried**, hereinafter called the Grantee(s), his/her/their 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, State of Tennessee, described as follows, to-wit:

Being Lot No. 43 on the Plan of Chapelwood, Section 2, of record in Plat Book 5200, Page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for complete legal description.

Being the same property conveyed to Dilfuza Khamidova and Kenley Muller, wife and husband by Warranty Deed from Gregory Mcintire, an unmarried man of record as Instrument No. 20180417-0036075 in the Register's Office for Davidson County, Tennessee, dated April 16, 2018 and recorded on April 17, 2018.

This is improved property located at. **3609 Quail Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 27th day of March, 2023.

GRANTOR

Dilfuza Khamidova
Dilfuza Khamidova

Kenley Muller

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dilfuza Khamidova and Kenley Muller, 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 21st day of April, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26