This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20823-MF

Karen Johnson Davidson County
Batch# 1004244 DEEDWARR
05/17/2023 10 27 08 AM 2 pgs
Fees $13 00 Taxes $2,997 00

20230517-0036889

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $810,000.00.

Affiant

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Subscribed and sworn to before me, this the 23rd day of May, 2023

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jackson M Horne and Megan Horne 6213 Banbury Station Brentwood, TN 37027	New Owner	172 09 0A 034 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, **Ruslan Bagirov and Victoria Bagirov, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jackson M. Horne and Megan Horne, a married couple**, hereinafter called the Grantees, 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, Tennessee, being Lot 34, Third Revision of Section One, Banbury Crossing, as shown on Plat of record in Book 9700 at Pages 536-537 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ruslan Bagirov and wife, Victoria Bagirov, by Special Warranty Deed from Regions Bank, of record in Instrument No. 20150414-0032920, in the Register's Office of Davidson County, Tennessee, dated April 07, 2015 and recorded on April 14, 2015.

This is improved property located at **6213 Banbury Station, Brentwood, TN 37027**

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 ~~23rd~~ 15th day of May, 2023.

GRANTOR:

Ruslan Bagirov

Victoria Bagirov

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ruslan Bagirov and Victoria Bagirov, the within named bargainors, 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 ~~23rd~~ 15th day of May, 2023

Notary Public
My Commission expires: _____

MICHAEL FERRENCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026