WARRANTY DEED

Karen Johnson Davidson County
Batch# 1007461 DEEDWARR
05/25/2023 10 15 15 AM 3 pgs
Fees $18 00 Taxes $703 00

20230525-0039411

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bokhodirjon Akhundjanov	Same as NEW OWNER	105-01-0-250 00
(NAME)	(NAME)	
1050 Walnut Bend.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Makai Construction, LLC ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bokhodirjon Akhundjanov,** 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 Unit "B" of The Plan of DECLARATION FOR HOMES AT 1401 EDGEHILL AVENUE, A HORIZONTAL PROPERTY REGIME, as shown on Exhibit "B" of DECLARATION FOR HOMES AT 1401 EDGEHILL AVENUE, A HORIZONTAL PROPERTY REGIME, of record as Instrument Number 20220906-0099916, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20220906-0099916, Register's Office for Davidson County, Tennessee.

(Commonly known as 1203 14th Ave Nashville, TN 37212)

Being the same property conveyed to Appalachian Cultivation Fund, LLC from Darrell McEachron, individually and Darrell McEachron, Trustee of the 1401 Edgehill Trust, by Warranty Deed on November 20, 2020, of record in Instrument Number 20201124-0137658, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Makai Constructions, LLC, from Appalachian Cultivations Funds, LLC, a Wyoming Limited Liability Company, on January 11, 2021, of record in Instrument Number 20210113-0005803, Register's Office for Davidson County, Tennessee

unimproved ☑

This is improved ☐ property, known as 1203 14th Ave, Nashville, TN 37212

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM AR 23 1203

Witness my/our hands this 19th day of May, 2023

Makai Construction, LLC

By _____
Jacob Stock
Its Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jacobs Stock, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Member of Makai Construction, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Member

WITNESS my hand and seal this 19th day of May, 2023

_____
Notary Public ~~Judy Jacobs~~ Jonathon Triston Jacobs
My Commission Expires 6-23-25

File No 202305009

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD