WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051259 DEEDWARR
09/18/2023 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230918-0073192

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~Davidson~~ Baldwin
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/14/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/17/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4215

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Akbar Sherzod Khamidov	NEW OWNER	161-15-0B-016.00-CO
532 Swiss Avenue	532 SWISS AVENUE	
Nashville, TN 37211	NASHVILLE, TN 37211	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Savannah Jo Jackson, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Akbar Sherzod Khamidov, single

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 No. 16, on the Horizontal Property Regime for RoseMonte Townhomes, as recorded in the Master Deed of record in Instrument No. 20051117-0138877, amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Savannah Jo Jackson, an unmarried woman by Warranty deed from Charles E. Massey and Anita Massey, husband and wife of record in Instrument No. 20210202-0015103 Register's Office for Davidson County, Tennessee, dated February 1, 2021 and recorded on February 2, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 532 Swiss Avenue Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on September 14, 2023.

Savannah Jo Jackson

STATE OF Alabama

COUNTY OF Baldwin

Personally appeared before me, a Notary Public of said County and State, Savannah Jo Jackson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 14, 2023.

Notary Public

My Commission Expires: 2/17/25

File #: 2023-4215

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

RODERICK FERRELL
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires Feb. 17, 2025

Certificate of Authenticity

I, ALLISON TAYLOR, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **September 14, 2023**.

Date

Affiant Signature

September 18, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **18** day of **September**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)