16981

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,000 00

Affiant

Subscribed and sworn to me on September 19, 2023

NOTARY PUBLIC

My Commission Expires

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

Karen Johnson Davidson County
Batch# 1052896 DEEDWARR
09/22/2023 09 20 07 AM 2 pgs
Fees $13 00 Taxes $1,221 00
20230922-0074530

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37
215
(615)269-7676

NAME/ADDRESS OF NEW OWNER.	SEND TAX BILLS TO	MAP – PARCEL #
Sarkhan Hamidov 694 Belgium Drive Hermitage, Tennessee 37076	United Wholesale Mortgage 585 S. Blvd. E. Pontiac MI 48341	075 12 0A 151 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Luis Ramos and Karen Aguirre, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Sarkhan Hamidov, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows AA married man

Land in Davidson County, Tennessee, being Lot No 53 on the Plan of Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II, of record by Instrument No 200404070039587, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description

Being the same property conveyed to Luis Ramos and Karen Aguirre, Husband and Wife by Warranty Deed from Capitol Homes Inc , a Tennessee Corporation, of record by Instrument No 20050816-0096845, Register's Office for Davidson County, Tennessee, dated July 28, 2005 and recorded August 16, 2005

This is improved property known as 694 Belgium Drive, Hermitage, Tennessee 37076

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

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, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on September 19, 2023

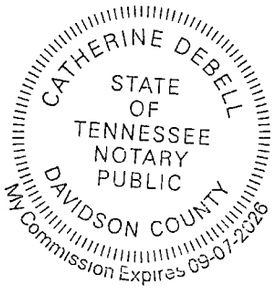
Luis Ramos

Karen Aguirre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On September 19, 2023, before me personally appeared Luis Ramos and Karen Aguirre, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed

Witness my hand and official seal on September 19, 2023



NOTARY PUBLIC

My Commission Expires 9-7-26