WARRANTY DEED

Karen Johnson Davidson County
Batch# 1066142 **DEEDWARR**
10/30/2023 03 24 54 PM 2 pgs
Fees $13 00 Taxes $1,424 50

20231030-0084769

DM-ARG-23-138

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Corina Graves	Same as new Owner	
(NAME)	(NAME)	**114-12-0A-102 00-CO**
221 Stonecrest Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BOKHODIRJON D. AKHUNDJANOV, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORINA GRAVES, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 102 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit E of Instrument No 20060721-0088352, as amended in Instrument No 20080201-0010773, and as supplemented and amended in Instrument No 20080715-0072550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property

Being the same property conveyed to Bokhodirjon D Akhundjanov, an unmarried individual by Special Warranty deed from Marquis Homes, LLC , a limited liability company of record in Instrument No 20071227-0147722 Register's Office for Davidson County, Tennessee, dated December 21, 2007 and recorded on December 27, 2007 Bokhodirjon D Akhundjanov has since married, and said property has not and has never been the Grantor's and his/her spouse's marital residence

This conveyance is subject to
- Taxes for the year 2023, a lien due and payable, but not delinquent
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No 20050421-0044398, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions Establishing Stoneridge Townhomes with the Charter and By-Laws of Stoneridge Townhomes Homeowners Association, Inc appended thereto, of record in Instrument No 20060721-0088352, as amended in Instrument No 20080201-0010773, and as supplemented and amended in Instrument No 20080715-0072550, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of Phase I, Stoneridge Townhomes, attached as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Stoneridge Townhomes Phase I, of record in Instrument No 20080715-0072550, as amended in Instrument No 20080201-0010773, Register's Office for Davidson County, Tennessee
- Easement to Tennessee Electric Power Co of record in Book 787, Page 3, Register's Office for Davidson County, Tennessee
- Easement for Ingress and Egress set out in Deed of record in Instrument No 20050510-0052716, Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument No 20050804-0091479, Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **138 Stonecrest Drive, Nashville, Tennessee 37209**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF OCTOBER, 2023

Bokhodirjon D Akhundjanov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOKHODIRJON D AKHUNDJANOV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26th of October, 2023

Notary Public
My Commission Expires
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212