STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2024.

Notary Public
MY COMMISSION EXPIRES: 6/7/25
File No. G24-20805

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1126123 DEEDWARR
04/23/2024 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,923.63
20240423-0029212

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bobir Djuraev and Gulnoza Djuraeva (NAME)	SAME (NAME)	114-7-A-41 CO
2017 Traemoor Village Dr. (STREET ADDRESS)	(STREET 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Joseph L. Parham, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobir Djuraev and Gulnoza Djuraeva, husband and wife,** 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 41 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, and Restrictions of record in Instrument No. 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Joseph L. Parham, an unmarried man by Deed dated June 25, 2020 from Christopher G. Gurchiek and wife, Julie E. Gurchiek, recorded June 26, 2020, in Instrument Number 20200626-0069375, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2017 Traemoor Village Dr, Nashville, TN 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 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.

Witness my/our hand(s) this 16th day of April, 2024.

Joseph L. Parham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2024, before me personally appeared Joseph L. Parham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of April, 2024.

Notary Signature
My commission expires: 1/28/2028

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Mary Lehn, 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 4/19/2024 (date of document).

Affiant Signature

4/23/2024
Date

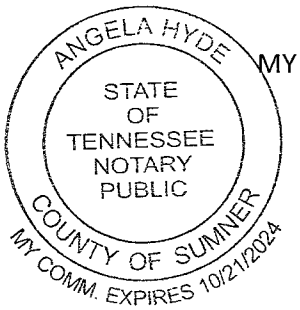
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23 day of April, 2024.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: