THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347289**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $329,000.00 Affiant Subscribed and sworn to before me, this 18th day of April, 2024. Notary Public My Commission Expires:

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Karen Johnson Davidson County
Batch# 1126125 DEEDWARR
04/23/2024 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20240423-0029215

WARRANTY DEED

Address New Owner: Javokhir Abdukadirov and Odina Rozieva 5170 Hickory Hollow Pkwy Unit 256 Nashville TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163 05 0B 064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jasen Hackman and Laura Hackman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Javokhir Abdukadirov and Odina Rozieva, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 64 as shown on the map entitled Phase II, Mill Park (Formerly Hickory Hollow Townhomes), A Horizontal Property Regime (Private Element), of record in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jasen Hackman and Laura Hackman husband and wife, by Warranty Deed from Wendi McConnell and Beth Ashley, of record in Instrument No. 20180316-0025212, in the Register's Office of Davidson County, Tennessee, dated February 26, 2018 and recorded on March 16, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Horizontal Property Regime (Private Element), Phase II, Mill Park (Formerly Hickory Hollow Townhomes), as recorded in Instrument No. 20000706-0066999.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Hollow Townhomes, Boundary & Subdivision Plat, as recorded in Plat Book 9700, Pages 538 and 539.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10719, Page 425, as amended in Book 11167, Page 757, Instrument No's. 20011016-0112643, 20020506-0055107, 20021017-0127808 and 20141231-0119109 and Amendment to Bylaws of record in Book 11167, Page 759 and as Supplemented in Instrument No. 20010712-0074528 and Parking Rules of record in Instrument No. 20080304-0021743 and Architectural Change Request Procedures of record in Instrument No. 20110208-0011084 and Rules and Regulations of record in

Instrument No's. 20140717-0063137, 20140902-0079467, 20160223-0017010 and 20161028-0113925.

Easement recorded in Book 11378, Page 991 and Instrument No. 20170206-0012426.

This is improved property located at 5170 Hickory Hollow Pkwy Unit 256 Nashville TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of April, 2024.

Jasen Hackman

Laura Hackman

STATE OF FLORIDA)
COUNTY OF DUVAL)

Personally appeared before me, by means of physical presence, the undersigned, a Notary Public in and for said County and State, aforesaid, Jasen Hackman and Laura Hackman, with whom (proved to me on the basis of satisfactory evidence) produced driver license as identification, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2024.

Notary Public LaWanda King-Butler
My Commission Expires: January 13, 2025



Tennessee Certification of Electronic Document

I, Linzy 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 4/18/2024 (date of document).

Affiant Signature

4/23/2024
Date

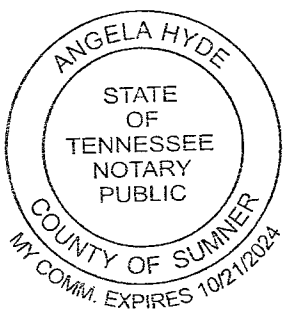
State of Tennessee

County of Sumner

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

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: