Karen Johnson Davidson County
Batch# 1166823 DEEDWARR
08/06/2024 07:45:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20240806-0059678

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Laura Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2024

Notary Public

MY COMMISSION EXPIRES: 6-14-26
(AFFIX SEAL)

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
126 Kedron Parkway, Spring Hill, TN 37174

File No.: ST24-070500

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sarvar Tadjikhodjayev	Sarvar Tadjikhodjayev	
(NAME)	(NAME)	
338 Stewarts Ferry Pk	338 Stewarts Ferry Pike	105-04-0-178
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HOME EQUITY OPTIONS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARVAR TADJIKHODJAYEV, A SINGLE PERSON,** 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 Lot No. 39, on the plan of John Trimbles Plan of National Hills, as shown on the plat of record in Plat Book 21, Page 103, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Pillars Development, LLC by Warranty Deed from Puneet Mahan, married, dated 12/31/2014, of record in Instrument No. 20141231-0119042, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Home Equity Options, LLC by Warranty Deed from Pillars Development, LLC, a Tennessee limited liability company, dated 01/17/2024, of record in Instrument No. 20240124-0004466, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☒
This is improved ☐ property, known as 1259 Lewis Street, Nashville, TN 37210

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 2nd day of August, 2024

Home Equity Options, LLC

BY: _____
Christine Demos
Co-Secretary

STATE OF California
COUNTY OF Los Angeles

On this the 2nd day of August, 2024, before me personally appeared Christine Demos, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Co-Secretary of Home Equity Options, LLC, the within named bargainor, a limited liability company, and that he/she as such Co-Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of August, 2024.

N. Abuershaid
Notary Public

My Commission Expires: Oct 08. 2024

(SEAL)

NAZIH M. ABUERSHAID
COMM. # 2333287
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES OCT. 8, 2024

CERTIFICATE OF AUTHENTICITY

I, Laurie Armstrong, do hereby make oath that I am a licensed attorney and/or 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 Aug 2, 2024.

Laurie Armstrong

Affiant

Date: August 5, 2024

STATE OF TENNESSEE
COUNTY OF Maury

Sworn to and subscribed before me this 5th day of August 2024.

Notary Public

My Commission Expires: 6-14-26

