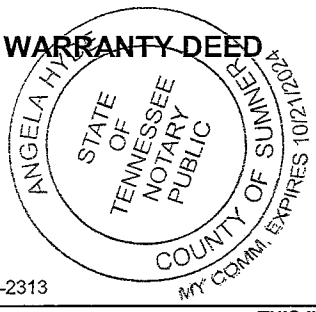
WARRANTY DEED



DM-TAG-24-2313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1187545 DEEDWARR
09/30/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240930-0075250

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:	
Alisher Abdukadirov and Akmaljon Yusupov	NEW OWNER	
(NAME)	(NAME)	149-15-0A-039.00-CO
2313 Edencrest Drive	SAME	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **RYAN D. BOGART AND WIFE, TONYA M. BOGART,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALISHER ABDUKADIROV AND AKMALJON YUSUPOV, AS JOINT TENANTS,** 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. 143 on the Plan of Section One, Cambridge Forest of record in Plat Book 9700, Pages 299 and 300, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan D. Bogart and wife, Tonya M. Bogart by Warranty Deed from Linda H. Vaughn and Robin Wheeler of record in Instrument No. 20120726-0065750 Register's Office for Davidson County, Tennessee, dated July 24, 2012 and recorded on July 26, 2012.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 299 and 300, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10332, Page 1, as amended in Book 10774, Page 723, and Instrument No. 20190314-0023576, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common elements of record in Instrument No. 20030624-0086951, in the Register's Office for Davidson County, Tennessee.
- Storm Water Agreement of record in Book 10805, Page 497, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Bellsouth Telecommunications, Inc., as set forth in instrument recorded in Book 10779, Page 27, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 10800, Page 894 and Book 10800, Page 932, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 1207, Page 529, Book 3, Page 26, Book 1147, Page 148, Book 6881, Page 320, Book 7453, Page 445, Page 8795, Page 158, in the Register's Office for Davidson County, Tennessee.
- 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: **2313 Edencrest Drive, Antioch, Tennessee 37013**.

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 27th DAY OF SEPTEMBER, 2024.

Ryan D. Bogart

Tonya M. Bogart

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN D. BOGART, 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 27th of September, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONYA M. BOGART, 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 27th of September, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Tennessee Certification of Electronic Document

I, Unzy 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 9/27/2024 (date of document).

Affiant Signature

9/27/2024
Date

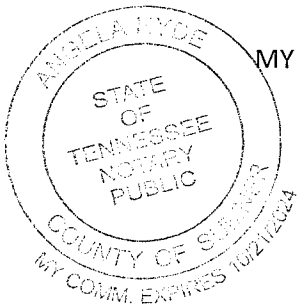
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27 day of September, 2024.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: _____