Karen Johnson Davidson County
Batch# 1200366 DEEDWARR
11/01/2024 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20241101-0084988

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF November, 20 24

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nazokat Tokhirova and Sardor Melisov	New Owners	
(NAME) 1604 Arthur Ave.	(NAME)	NEW: 081-12-0-474.00
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **LIVING DEVELOPMENT CONCEPTS, INC. a Tennessee nonprofit corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nazokat Tokhirova and Sardor Melisov, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot 324 of McGavocks Town North Nashville, of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee and also shown as Parcel 107.00 on Davidson County Property Map 81-12 and being more particularly described as follows:

Beginning at an 1/2" Iron Rod (New), "RLS 1732" on the southerly right-of-way of Metro Alley No. 537, located 102.20 Feet from the westerly right-of-way of Garfield Street, being the northwest corner of the Douglas B. Havron and wife, Coreen K. Havron property, of record in Instrument No. 20130227-0019504, Register's Office for Davidson County, Tennessee and being the northeast corner of the herein described tract;

Thence, leaving said alley and following the westerly boundary of said Havron property, South 42 Degrees 48 Minutes 51 Seconds West, 130.59 Feet to an 1/2" Iron Rod (New), "RLS 1732" on the easterly right-of-way of Interstate 65, being a southwesterly corner of the David G. Patterson, Jr. property, of record in Deed Book 8293, Page 556, Register's Office for Davidson County, Tennessee;

Thence, following the easterly right-of-way of Interstate 65, North 05 Degrees 06 Minutes 18 Seconds West, 67.37 Feet to an 1/2" Iron Rod (New), "RLS 1732, being the southeast corner of the John Taylor and wife, Sheila Taylor property, of record in Instrument No. 20010112-0004087, Register's Office for Davidson County, Tennessee;

Thence, following the easterly boundary of said Taylor property, North 42 Degrees 48 Minutes 51 Seconds East, 85.06 Feet to an 1/2" Iron Rod (New), "RLS 1732" on the southerly right-of-way of Metro Alley No. 537, being the northeast corner of said Taylor property;

Thence, following the southerly right-of-way of Metro Alley No. 537, South 47 Degrees 37 Minutes 05 Seconds East, 50.00 Feet the Point of Beginning.

Containing 5,391 square feet or 0.12 acres. Survey Completed by J. L. Whitson TNRLS No 1732 on March 17, 2023.
Being a portion of the same property conveyed to Living Development Concepts, Inc. by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20230124-0005464, in the Register's Office for Davidson County, Tennessee, dated January 04, 2023 and recorded on January 24, 2023. Also see Deed of record in Instrument No. 20240304-0014860, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1604 Arthur Ave Nashville, TN 37208
(unimproved)
(House Number) (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 hand this 31st day of October, 2024.

Henry O. Miller, President
Henry O. Miller, President

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Henry O. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Living Development Concepts, Inc., the within named bargainor, a Tennessee nonprofit corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

WITNESS my hand and official seal at office this 31st day of October, 2024.

Cheryl M Rodgers
Notary Public

My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Kaye Clark, 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 this 31 day of October 2024.

Affiant Signature

10-31-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of October, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

