WARRANTY DEED

Karen Johnson
Batch # 1215749
12/12/2024 11 49 26 AM
Fees $13 00 Taxes $2,275 50

Davidson County
DEEDWARR
2 pgs

20241212-0096603

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Fozıljon Abdurahmonov	Same as New Owner's	142100D00300CO
(NAME)	(NAME)	
409 Carters Glen Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Paul V. Rackouski and Markie C. Kulovitz, both married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fozıljon Abdurahmonov and Kamolahon Tursunova, 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:

BEING Lot No 103 on the Plan of Carters Glen, a Planned Unit Development, as shown by plat of record in Plat Book 9700, Page 353, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to Paul V Rackouski and Markie C Kulovitz, both married by deed from Richard P Hance, unmarried, dated 3-11-21 of record in Instrument #202103190036733, Register's Office for said County

unimproved ☐

This is improved ☑ property, known as 409 Carters Glen Drive, Nashville, TN 37221
(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

THIS CONVEYANCE IS SUBJECT TO 1) Taxes for the year 2025 and thereafter, not yet due and payable 2) All matters hown on the Plan of record in Plat Book 9700, Page 353, Register's Office for Davidson County, TN and any and all existing easements and restrictions as shown of record.

Witness our hands this 19th day of December, 2024

Paul V Rackouski

Markie C Kulovitz

State of North Carolina
County of Brunswick

Personally appeared before me Paul V Rackouski and Markie C Kulovitz, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 8th day of December, 2024

Notary Public Camela B Kirby
My Commission Expires 8/22/2028

File No 3141

Camela B Kirby
NOTARY PUBLIC
Brunswick County
North Carolina
My Commission Expires 08/22/2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-SR-24-409