This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $260,000.00.

Madelyn Ari
Affiant

Subscribed and sworn before me this the 31th day of January, 2025.

Notary ~~Public~~
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1234184 DEEDWARR
02/05/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20250205-0008574

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shukhrat Polvonov	First Horizon Bank	162-16-0-083.00
1418 Bell Trace Dr.	165 Madison Avenue	
Antioch, TN 37013	Memphis, TN 38103	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AARON N. DEWITT, SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHUKHRAT Y POLVONOV, MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 60-B, on the Plan of Hickory Park Villas, Section 2, Zone Lot Division, Lots 49 through 56, and 58 through 66, as shown on plat of record in Plat Book 6250, Page 615, in the Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed Aaron N. Dewitt, single man, by deed dated 11/27/2018, from James Crockett, an unmarried man, of record in Instrument No.20181203-0117331, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1418 Bell Trace Dr., Antioch, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of **January**, 2025.

Aaron N. Dewitt

Aaron N. Dewitt

STATE OF Indiana

COUNTY OF Fountain

Personally appeared before me, the undersigned, **a Notary Public** in and for said county and state, **Aaron N. Dewitt**, with whom I am personally acquainted, **or proved** to me on the basis of satisfactory evidence, **and who** acknowledged they executed the within **instrument for** the purposes therein contained.

Witness my hand and official seal this 30th **day of January**, 2025.

My commission expires:
01.22.2031

KASHEENA L WILBUR
Notary Public - Seal
Tippecanoe County - State of Indiana
Commission Number NP0663064
My Commission Expires Jan 22, 2031

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1/30/2025.

Affiant Signature

2/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

