ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Abdukadirova-T25-013

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2025.

(Affix Seal) Notary Public

My Commission Expires: 10/24/28

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Nilufar Abdukadirova	Same	32-9-B-35
221 Indian Summer Court	1121 Remmington Trace	
Nashville, TN 37207	Antioch, TN 37013	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carolina Total Homes, LLC**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Nilufar Abdukadirova**, hereinafter called the Grantee, their heirs 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. 50 on the Plan of Quail Ridge, Phase Three, Section Seven of record in Plat at Instrument No. 20070418-0046363, 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 Carolina Total Homes, LLC by deed from Jazmon C. Howard, a married woman of record in Instrument No. 202409120070247, recorded on 09/12/2024, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Jazmon Howard, an unmarried woman by deed from Kevin Hogan and Katrin Gartner, joint tenants with full rights of survivorship of record in Instrument No. 20220708-0086338, Register's Office for Davidson County, Tennessee, recorded on 07/28/2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☑
This is improved ☐ Property known as: **221 Indian Summer Court, Nashville, TN 37207**

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, their heirs and assigns forever; and we, the GRANTOR, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Karen Johnson Davidson County
Batch# 1260680 DEEDWARR
04/17/2025 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20250417-0029250

Witness my/our hand(s) this 10th day of April, 2025:

Carolina Total Homes, LLC

BY: Michael DeFrancisis, Sole Member
Michael DeFrancisis, Sole Member

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the undersigned, Michael DeFrancisis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), an who, upon oath, acknowledged himself to be the Sole Member of Carolina Total Homes, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Michael DeFrancisis as Sole Member.

Witness my hand, at office, this 10th day of APRIL, 2025.

Notary Public

My Commission Expires: 10/21/2027

JUAN SEBASTIAN LOPEZ MUNOZ
COMM. #2467534
Notary Public - California
Los Angeles County
My Comm. Expires Oct. 21, 2027

Tennessee Certification of Electronic Document

I, Abby L. Woodward, 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 4.14.25 (date of document).

Affiant Signature

April 16, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16 day of April, 2025.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28