# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1310279 DEEDWARR
08/15/2025 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $900.95
20250815-0064974

Texas TQC Brazoria TQC

STATE OF ~~TENNESSEE~~, COUNTY OF ~~DAVIDSON~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $243,500.00.

*Affiant*

Subscribed and sworn to me on 08/08/2025.

NOTARY PUBLIC

Tyrrell J Cherry
ID NUMBER
132769360
COMMISSION EXPIRES
November 6, 2028

My Commission Expires: 11/06/2028

Electronically signed and notarized online using the Proof platform.

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Nodirkhon Sultonkhujaev<br>223 Hickory Forge Drive<br>Antioch, TN 37013 | NEW OWNER | 163-11-0A-024.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 223 Hickory Forge, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Nodirkhon Sultonkhujaev, a married man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 24, as shown on the map entitled Bell Forge Village, Section Two, Bell Forge Village, Third Revision, of record in Plat Book 6900, Page 250, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to ERNEST LUECKE, A MARRIED MAN, by deed from STEVEN ALLEN JAMESON AND MARCIA ANN EILERT, HUSBAND AND WIFE, of record in Instrument No. 20170824-0087036, dated August 19, 2017, said Register's Office.
>
> Further being the same property conveyed to 223 HICKORY FORGE, LLC, by quitclaim deed from ERNEST LUECKE, A MARRIED MAN, of record in Instrument No. 2017027-0110549, dated October 25, 2017, said Register's Office.

This is improved property known as 223 Hickory Forge Drive, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 08/08/2025.

223 Hickory Forge, LLC, a Tennessee limited liability company

Ernest Luecke

By: Ernest Luecke
Its: Sole Member

TQC

**STATE OF ~~TENNESSEE~~** Texas
**COUNTY OF ~~DAVIDSON~~** Brazoria

TQC

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Ernest Luecke, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole Member of 223 Hickory Forge, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing for 223 Hickory Forge, LLC, a Tennessee limited liability company, by himself as Sole Member.

Witness my hand and official seal on 08/08/2025.

NOTARY PUBLIC

My Commission Expires: ~~11/06/2028~~

NOTARY PUBLIC STATE OF TEXAS

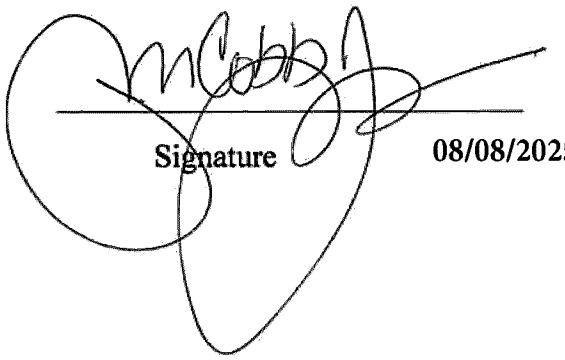
Tyrrell J Cherry

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Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **August 8, 2025.**



Signature 08/08/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 8th day of August, 2025.



Notary's Signature

My Commission Expires: 9-8-2025

