Karen Johnson Davidson County
Batch# 1311725 DEEDWARR
08/19/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250819-0066241

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2025.

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Latifkhon Fayz **Irina Sulemina**	**FIRST NATIONAL BANK**	**17500007600**
4158 Murfreesboro Pike	322 N. Front St.	
Antioch, TN 37013	Murfreesboro TN 37130	

FOR AND IN 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 ACKNOWLEDGE, WE,

Caterina Oliveri, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Latifkhon Fayz and Irina Sulemina, 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:

Land in Davidson County, Tennessee, being more particularly described, as follows:

Starting at a ½" rebar with cap "Northcutt" found on the northerly right-of-way of Murfreesboro Pike, said point being the most southwesterly corner of the Edward Meadows Property of record in Deed Book 3458 page 31, Register's Office Davidson County, Tennessee; Thence with the westerly line of said Meadows Property, North 41 Degrees 42 Minutes 47 Seconds East a distance of 283.41 feet to the Point of Beginning; Thence leaving Meadows' westerly line, and with a new line, the following four calls: North 48 Degrees 19 Minutes 58 Seconds West a distance of 5.23 feet to a point; Thence North 41 Degrees 40 Minutes 02 Seconds a distance of 127.61 feet to a point; Thence with a curve to the right having a radius of 270.00 feet through a central angle of 17 Degrees 07 Minutes 23 Seconds, an arc length of 80.69 feet, a chord bearing and distance of North 50 Degrees 13 Minutes 43 Seconds East, 80.39 feet to a point; Thence South 42 Degrees 36 Minutes 27 Seconds East a distance of 217.07 to a point in the westerly line of Hickory Woods West, of record in Instrument No. 20070130-0012384, Register's Office Davidson County, Tennessee; Thence with said westerly line of Hickory Woods West, South 64 Degrees 10 Minutes 23 Seconds West a distance of 215.81 feet to a ½" rebar with cap "Northcutt" found in the northerly line of the Wayne D. Hardwick Property of record in Deed Book 3343 page 279, Register's Office Davidson County, Tennessee; Thence with the northerly line of said Hardwick Property, and the northerly line of the afore-said Meadows Property, North 47 Degrees 39 Minutes 13 Seconds West a distance of 143.90 feet to the Point of Beginning, containing 40,036 Square Feet or 0.919 Acres, more or less.

CONVEYED HEREWITH is that easement for ingress, egress, and utilities to the above-described Tract, being more particularly described as follows:

Beginning at a " rebar with cap "Northcutt" found on the northerly right-of-way of Murfreesboro Pike (94' right-of-way), said point being the most southwesterly corner of the Edward Meadows Property of record in Deed Book 3458 page 31, Register's Office Davidson County, Tennessee; Thence with said right-of-way, North 42 Degrees 16 Minutes 13 Seconds West a distance of 55.34 feet to a point; Thence leaving said right-of-way of Murfreesboro Pike, North 41 Degrees 40 Minutes 02 Seconds East a distance of 405.20 feet to a point; Thence South 48 Degrees 19 Minutes 59 Seconds East a distance of 50.00 feet to a point in the westerly line of the above-described Tract "B": Thence with the westerly line of said Tract "B", South 41 Degrees 40 Minutes 02 Seconds West a distance of 127.61 feet to a point; Thence South 48 Degrees 19 Minutes 58 Seconds East a distance of 5.23 feet to a point, said point being the northwesterly corner of the afore-said Meadows Property; Thence with the westerly line of said Meadows Property, South 41 Degrees 42 Minutes 47 Seconds West a distance of 283.41 feet to the Point of Beginning, containing 21,839 Square Feet, more or less.

Being a portion of the same property conveyed to Salvatore Oliveri and wife, Caterina Oliveri, by Warranty Deed from Robert M O'Neal and wife, Maggie P O'Neal, dated June 18, 1982, of record in Book 5901, Page 339, in the Register's Office for Davidson County, Tennessee. Salvatore Oliveri died November 18, 2016, leaving Caterina Oliveri as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4158 Murfreesboro Pike, 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 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 in 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.

Caterina Oliveri Date: 8/15/25
Caterina Oliveri

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Caterina Oliveri, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August 2025.

MARK B LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/29

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/15/25 (date of document).

Jennifer Russell
Affiant Signature

8/19/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

