WARRANTY DEED

Karen Johnson
Batch # 1347677
11/18/2025 01:17:01 PM
Fees: $13.00 Taxes: $851.00

Davidson County
DEEDWARR
2 pgs

20251118-0091894

DM-C-25-804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/16/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Khurshid Ismoilov	**New Owner**	
(NAME)	(NAME)	**163-11-0C-064.00-CO**
535 Upsall Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES O. DEROSSETT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KHURSHID ISMOILOV, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 64, on the Plan of Revised Bell Forge Village III, Section Five, of record in Plat Book 6900, Page 632, as corrected in Deed Book 7524, page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James O. DeRossett and wife, Lenora D. DeRossett by Warranty Deed from Mary G. Dawson, an unmarried person of record in Book 10612, Page 370, Register's Office for Davidson County, Tennessee, dated September 12, 1997 and recorded on September 17, 1997.

Said Lenora D. DeRossett having since died, leaving James O. DeRossett as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 632, and as corrected by Surveyors Certificate of Correction recorded in Book 7524, Page 552, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7461, Page 530, Book 6040, Page 538, as amended in Book 6651, Page 207, Book 7464, page 967; Book 7508, page 659; Book 7524, Page 552, Book 7224, Page 209 and Instrument No. 20010627-0068130 and Instrument No. 20061229-0160925 and Instrument No. 20200206-0013996 and Instrument No. 20200128-0010111 Register's Office for Davidson County, Tennessee.
- By-Laws of Bell Forge Village III Homeowner's Association of record in Book 6040, Page 576, Book 6306, Page 644, Book 11348 Page 899 Instrument No. 20010627-0068129 and Instrument Number 20050810-0094532, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Bell Forge Village III Homeowner's Association of record in Book 7461, Page 565 and Book 7552, page 83, as re-recorded in Book 7552, page 697, in the Register's Office for Davidson County, Tennessee.
- Charter for Bell Forge Village III Homeowner's Association of record in Book 6887, Page 495, Book 7483, Page 989, as amended in Book 7491, Page 883 and Book 8154, page 962, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Sewer Lines of record in Book 7026, Page 922, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6887, Page 495, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 6040, Page 534, Book 7224, Page 241, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement Bell Forge Village Homeowners' Association of record in Instrument No. 20110620-0047275, in the Register's Office for Davidson County, Tennessee.

- Easement of record in Book 7224, Page 246, in the Register's Office for Davidson County, Tennessee.
- Agreement for use of Dumpster Fagility of record in Book 7224, Page 195, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **804 Beazer Lane, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 13th DAY OF NOVEMBER, 2025.

James O. DeRossett by Stephanie DeRossett Nelson as Attorney-in-Fact

James O. DeRossett by Stephanie DeRossett Nelson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE DEROSSETT NELSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JAMES O. DEROSSETT, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES O. DEROSSETT.

Witness my hand and official seal, this the 13th of November, 2025.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212