Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-4374

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of December, 2025

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1356503 DEEDWARR
12/10/2025 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20251210-0098302

Address of New Owner	Send Tax Bills To:	Map & Parcel
Biloliddin Gulomkodirov 2417 14th Avenue N Nashville, TN 37208	New Owner	070-15-0-028.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Ascend Federal Credit Union

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Biloliddin Gulomkodirov, an unmarried man

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to- wit:

Lot 25, Riverview Gardens, as shown on plat of record in Plat Book 3600, Page 46, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua R. Ramsey, a single person, by Warranty Deed from Jacob Knott, a single man, of record in Instrument No. 20191009-0103457 Register's Office for Davidson County, Tennessee, dated October 07, 2019 and recorded on October 09, 2019.

Being the same property conveyed to The Joshua R. Ramsey and Noah Q. Payne Living Trust with Joshua Ramsey acting as the Trustee, by Quit Claim Deed from Joshua Ramsey, a married individual, of record in Instrument No. 20230906-0069723 Register's Office for Davidson County, Tennessee, dated September 01, 2023 and recorded on September 06, 2023.

Being the same property conveyed to Joshua R. Ramsey & Noah Q. Payne, individuals, by Quit Claim Deed from Joshua Ramsey, acting as Trustee for the Joshua R Ramsey and Noah Q Payne Living Trust, of record in Instrument No. 20241209-0095047 Register's Office for Davidson County, Tennessee, dated November 29, 2024 and recorded on December 09, 2024.

Being the same property conveyed to Ascend Federal Credit Union, by Trustee's Deed from Jake Adams, not individually but as Successor Trustee, of record in Instrument No. 20251118-0091576, Register's Office for Davidson County, Tennessee, dated October 27, 2025 and recorded on November 18, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2417 14th Avenue N, Nashville, TN 37208

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 so 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 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 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.

Dated this the 4th day of December, 2025.

Ascend Federal Credit Union

By: _____
Matt Jernigan, Chief Executive Officer

STATE OF Tennessee
COUNTY OF Coffee

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matt Jernigan, Chief Executive Officer of Ascend Federal Credit Union, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Executive Officer for Ascend Federal Credit Union and that he is authorized by Ascend Federal Credit Union to execute this instrument on its behalf as such Chief Executive Officer.

Witness my hand and official seal this 4th day of December, 2025.

_____
Notary Signature
My commission expires: 9/22/2026

CARLA L ENDSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/4/25.

Affiant Signature – Joshua A. Terry

12/9/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/9/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27