Karen Johnson Davidson County
Batch# 1442910 DEEDWARR
07/07/2026 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20260707-0061052




(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $219,000.00.

Affiant

Subscribed and sworn to before me, this July 2, 2026.

Notary Public

My commission expires: 2/26/29

**THIS INSTRUMENT PREPARED BY:**
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Mopelola Ayopo Olayinka Bello | Southern Bancorp Bank | |
| 1011 Carla Ct | 601 Main St. | 136-14-0-217.00 |
| Nashville, TN 37217 | Arkadelphia, AR 71923 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Markeela Bagirov and Tim Bagirov, wife and husband**

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

**Mopelola Bello, an unmarried woman**

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Situated in Davidson County, State of Tennessee, to-wit:

Being all of Lot No. 166-B of the Zone Lot Division of Lot Nos. 165 through 168 and 169, Harbor Gate, Section Two, according to plat and survey of same appearing of record in Plat Book 6250, page 718, amending Plat Book 6250, page 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Markeela White by Warranty Deed from Ryan P. Baldwin and wife, Donna M. Baldwin of record in Instrument No. 20091105-0102343

Register's Office for Davidson County, Tennessee, dated October 26, 2009 and recorded on November 05, 2009.

The said Markeela White having since married Tim Bagirov and is now known as Markeela Bagirov; the said Tim Bagirov joins in the execution of this Warranty Deed to convey any interest, specifically any homestead, dower, spousal or other marital rights or interests, as contemplated in T.C.A. § 26-2-301 or other similar statutes therein, that he may have in the subject property.

This is [X] improved [ ] unimproved property known as 1011 Carla Ct, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the ____ day of July, 2026.

Markeela Bagirov

Markeela Bagirov

Tim Bagirov

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Markeela Bagirov, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 1st day of July, 2026.

Notary Public
My Commission Expires: 2-2-2030

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 2, 2026.

J. Carlton Drumwright

July 2, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 2, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY