Karen Johnson Davidson County
Batch# 1482982 DEEDWARR
10/09/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $824.18
20261009-0093281

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/27/27
File No. G26-26859

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Izzatillakhon Sultonkhujaev (NAME)	New Owner (NAME)	163-11-C-26
513 Upsall Drive (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville, 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Cornerstone Homes of TN Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Izzatillakhon Sultonkhujaev, a married 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Revised Bell Forge Village III, Section Five, of record in Book 6900, page 632, amended by Surveyors Certificate of Correction in Book 7524, page 552, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cornerstone Homes of TN Inc., a Tennessee Corporation by Deed dated August 4, 2026 from Erin Devine, recorded August 7, 2026, in Instrument Number 20260807-0073179, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2026 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 513 Upsall Drive, Nashville, 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 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. Whenever 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 8th day of October, 2026.

Cornerstone Homes of TN Inc., a Tennessee Corporation

By: Mariam Makar, vice president
Mariam Makar, Vice President/Secretary and Authorized Signer

By: Hafez Ghobrial, president
Hafez Ghobrial, President/Treasurer and Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mariam Makar, Vice President/Secretary and Authorized Signer of Cornerstone Homes of TN Inc. and Hafez Ghobrial, President/Treasurer and Authorized Signer, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Vice President/Secretary and Authorized Signer of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of October, 2026.

Notary Public My Commission Expires: 11/27/27

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10/08/2026 (date of document).

Affiant Signature

10/08/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 8th day of October, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29