Bill Garrett Davidson County
Batch# 49453 DEEDQC
01/22/2018 09:02:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180122-0006124

Prepared by and Return to:
J. Martin Regan, Jr.
Lewis Thomason
40 S Main Street, Suite 2900
Memphis, Tennessee 38103
901-525-8721

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT.

QUIT CLAIM DEED

KNOW ALL PERSON BY THESE PRESENTS, that **ELIZABETH ALPERIN SIMONIAN and husband ROUBEN SIMONIAN, Co-Trustees of the Simonian Family Trust,** as Grantor, and **LAUREN KATHERINE SIMONIAN JEZEK, a married person,** as Grantee, enter into this Quit Claim Deed as follows:

WITNESSETH: That for and in consideration of the sum of (ten dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor, as the said party of the first part bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, as the said party of the second part, the following described real estate, situated and being in the County of **DAVIDSON**, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee: Being Lot 10, SECTION ONE REVISED, PRIEST LAKE PARK, as shown on plat of record in Plat Book 3842, Page 243, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for amore particular description of said property, and more commonly known as **109 Lake Side Court, Nashville, TN 37217. Parcel Identification Number: 13611001000**

Being the all of the property conveyed to Rouben Simonian and Elizabeth Simonian, as Co-Trustees of the Simonian Family Trust by Warranty Deed of record at Instrument Number 20140428-0035341 in the Register's Office of Davidson County, Tennessee. Elizabeth Alperin Simonian and Elizabeth Simonian is one and the same person.

This conveyance is made subject to the following:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable;

b. liability as to taxes resulting from supplemental, revised or correction assessments pursuant to provisions of Tennessee Code Annotated §65-5-603, *et seq.*;

c. restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECION ONE REVISED, PRIEST LAKE PARK, as recorded in Plat Book 3842, Page(s) 243, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions,

or restrictions violate 42 USC 3604(c);

d. Covenants, Conditions and Restrictions as set forth in recorded Book 4249, Page 892, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national original to the extent such covenants, conditions or restrictions violate 42 USC 3604(c);

e. Charter of Homeowners Association as recorded at Instrument Number 20030708-0093272;

f. Conveyance to Homeowners Association recorded at Instrument Number 20030708-0093271; and

g. Storm Water Detention Agreement recorded at Instrument Number 20030220-0022711.

IN WITNESS WHEREOF, party of the first part has executed this instrument on the day and year first above written.

Elizabeth Alperin Simonian

Elizabeth Alperin Simonian, Co-Trustee of the Simonian Family Trust

R. Simonian

Rouben Simonian, Co-Trustee of the Simonian Family Trust

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of the state and county mentioned, on this 18th day of December, 2017, personally appeared **Elizabeth Alperin Simonian and Rouben Simonian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees for the benefit of the **Simonian Family Trust**, the within named bargainor, and that they, as such Co-Trustees, executed the foregoing instrument for the purposes herein contained, by signing the name of the trust by themselves as Co-Trustees.

WITNESS my hand and Notarial Seal at office this 18th day of December, 2017.

J. Martin Regan

NOTARY PUBLIC

J. MARTIN REGAN, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. FEB. 17, 2020

My commission expires:

* *

NEW OWNER AND
PROPERTY ADDRESS:
Lauren Katherine Simonian Jezek
109 Lake Side Court
Nashville, TN 37217

T.G. Number: N/A
Tax Parcel Number: 13611001000

SEND TAX NOTICES TO:
Lauren Katherine Simonian Jezek
109 Lake Side Court
Nashville, TN 37217

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $10.00 and gift.

AFFIANT

Subscribed and sworn to before me this 18th day of December, 2017.

NOTARY PUBLIC

My Commission Expires:

MARTIN REGAN, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. FEB. 17, 2020