Karen Johnson Davidson County
Batch# 212684 DEEDWARR
04/02/2019 09:46:30 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20190402-0029614

WARRANTY DEED

State of Tennessee)
County of Davidson)

32308

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of April, 2019

Notary Public

My Commission Expires: 9-7-2021 (AFFIX SEAL)

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY LAW FIRM

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
STEPHEN MICHAEL KRIKORIAN	RENASANT BANK	090-16-0
(NAME) 6206 Henry Ford Drive	(NAME) 2001 Park Place North, Ste. 150	089.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **DANIEL KRIKORIAN, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEPHEN MICHAEL KRIKORIAN, UNMARRIED**, hereinafter called the Grantee(s), his 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. 209, as shown on the map entitled the Plan of Charlotte Park, Section III,** of record in Plat Book 2663, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to DANIEL KRIKORIAN, UNMARRIED, by Deed from WILMA H. THOMPSON, A SINGLE PERSON, of record in Instrument No. 20160926-0101416, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of **DANIEL KRIKORIAN** pursuant to a Power of Attorney executed by same on the 22nd day of March, 2019, and being filed for record in Instrument No. 201904020029613_, and being recorded simultaneously herewith.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **6206 Henry Ford Drive, Nashville, TN, 37209.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hands, this 1st day of April, 2019

DANIEL KRIKORIAN

By: By Rand Krikorian, ATTORNEY-IN-FACT
RAND KRIKORIAN, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

On this 1st day of April, 2019, before me personally appeared **RAND KRIKORIAN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **DANIEL KRIKORIAN**, and acknowledged that he executed the same as the free act and deed of the said **DANIEL KRIKORIAN**.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 2019.

My Commission Expires: 9-7-2021

Notary Public

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

FROM: RAND KRIKORIAN
TO: STEPHEN MICHAEL KRIKORIAN

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

RAND KRIKORIAN, AFFIANT

Sworn to and subscribed before me this 1st day of April, 2019.

My Commission Expires: 9-7-2021

Notary Public

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Patrick Poole

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Patrick Poole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022