WARRANTY DEED

Karen Johnson Davidson County
Batch# 298486 DEEDWARR
10/09/2019 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $554.63
20191009-0103547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF OCTOBER, 2019

Notary Public

MY COMMISSION EXPIRES: 10/17/21
(AFFIX SEAL)

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Armen Masrejian and Olga Masrejian	Synovus Mortgage Corp	161 01 0A 031.00
(NAME)	(NAME)	
5324 Edmondson Pike, Unit 1	800 Shades Creek	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Douglas Henderson and Lanette Henderson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Armen Masrejian and Olga Masrejian, husband and wife**, 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:

Being Unit No. 5324-#1, of Danbury, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, as established in the Master Deed establishing a Horizontal Property Regime of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee, together with Garage No. 14, and together with an undivided interest in the common elements of the Danbury Homeowner's Association, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Douglas Henderson and Lanette Henderson, husband and wife by Warranty Deed from Laura K. Headley, a single person dated August 22, 2014 and recorded August 25, 2014 as Instrument No. 20140825-0077369, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5324 Edmondson Pike, Unit 1, Nashville, TN 37211

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. 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 our hands this 8th day of October, 2019

Douglas Henderson by Makeysha Sorensen as Attorney in Fact
Douglas Henderson
By Makeysha Sorensen as Attorney in Fact

Lanette Henderson by Makeysha Sorensen as Attorney in Fact
Lanette Henderson
By Makeysha Sorensen as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Douglas Henderson and Lanette Henderson, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Douglas Henderson and Lanette Henderson, for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2019.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

File Number: FRN-1907999SSO

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

