Karen Johnson Davidson County
Batch# 462602 DEEDWARR
08/24/2020 10:34:08 AM 2 pgs
Fees: $13.00 Taxes: $4,584.30
20200824-0095181

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200729007

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $. 1,239,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2020.

Tracey Perry
Notary Public
My Commission Expires: 9-6-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Boyajian and Pamela Boyajian 4017 Utah Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103 04 0 367.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Travis L. Stork, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Boyajian and Pamela Boyajian, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 80 on the Plan of West End Annex, of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 80 fronts 50 feet on the Southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines, 163.3 feet to an alley.

Being the same property conveyed to Travis L. Stork, a married man, by Warranty Deed from BRG, LLC, a Tennessee limited liability company, of record in Instrument No. 20200324-0031730, in the Register's Office of Davidson County, Tennessee, dated March 23, 2020, and recorded on March 24, 2020.

Said property was not the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Annex, as recorded in Plat Book 332, Page(s) 61.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20191126-0122312 and Instrument No. 20191205-0125638.

This is improved property located at 4017 Utah Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2020.

Travis L. Stork

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Travis L. Stork, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022