BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 486825 DEEDWARR
09/30/2020 02:55:54 PM 3 pgs
Fees: $18.00 Taxes: $1,431.98

20200930-0112897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,021.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF September, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calin L. Tamiian and Sarah A. Tamiian	**SAME**	
(NAME) 109 Holt Hills Road	(NAME)	180-00-0-231.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **JAMES MARK MCGILL AND ANN CAROLYN MCGILL BRIMM AND PATRICIA ANN LALONDE, SUCCESSOR TRUSTEE OF THE MCLAUGHLIN FAMILY TRUST UAD JULY 16, 1991 AND AMENDED ON JANUARY 25, 1994**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALIN L. TAMIIAN AND SARAH A. TAMIIAN, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lot 21, Section Two-A and Revision to Lot 1, Section Four, Holt Hills of record in Plat Book 9700, Page 541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James R. McGill and wife, Mora R. McGill by Warranty Deed from Richard A. Nelson and wife, Christine Marie Nelson, of record in Instrument No. 20001213-0122705, Register's Office for Davidson County, Tennessee, dated November 30, 2000.

James R. McGill and wife, Mora R. McGill conveyed their interest in said property to James R. McGill and Mora R. McLaughlin, Trustee of the McLaughlin Family Trust under Agreement dated July 16, 1991 and amended on January 25, 1994, as tenants in common (as not as tenants by the entirety) by Quitclaim Deed dated December 17, 2004 of record in Instrument No. 20041220-0150889, Register's Office for Davidson County, Tennessee. Mora R. McLaughlin died April 14, 2019. Patricia Ann LaLonde was appointed Successor trustee of the McLaughlin Family Trust pursuant to said Trust Agreement. James R. McGill died March 16, 2020. James Mark McGill and Ann Carolyn McGill Brimm are the devisees under the Will of James R. McGill probated under Docket No. 20P618 in the 7th Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 109 Holt Hills Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 29th day of September, 2020

James Mark McGill

JAMES MARK MCGILL

Ann Carolyn McGill Brimm

ANN CAROLYN MCGILL BRIMM

THE MCLAUGHLIN FAMILY TRUST UAD JULY 16, 1991 AND AMENDED ON JANUARY 25, 1994

BY: Patricia Ann Lalonde 29th Sept, 2020

PATRICIA ANN LALONDE, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Mark McGill**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of September, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ann Carolyn McGill Brimm**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 20____.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF FLORIDA

COUNTY OF BREVARD

Personally appeared before me, the undersigned notary public, **Patricia Ann LaLonde** with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Successor Trustee of The McLaughlin Family Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand and official seal this 29th day of SEPTEMBER, 2022.

Commission expires:

Notary Public State of Florida
Amy J Prvulov
My Commission GG 302205
Expires 04/26/2023

Notary Public