THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 599738 **DEEDWARR** 03/25/2021 09:15:50 AM 2 pgs Fees: $13.00 Taxes: $1,122.95 20210325-0039208	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $303,500.00 Amanda Birmer Affiant Subscribed and sworn to before me, this 22 day of March 2021. Notary Public My Commission Expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Cynthia Melkomian 3188 Hillsboro Pike Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 117-07-0B-106.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINE ELIZABETH MILLS N/K/A CHRISTINE ELIZABETH MILLS FOUST, A MARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CYNTHIA MELKOMIAN, A MARRIED WOMAN** ("Grantee"), her 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 Unit No. 106, together with Storage Room S-18 and Garage G-9, on the Horizontal Property Regime for The Claridge, as recorded in the Master Deed of record in Book 5896, page 607 and as shown on plat of record in Plat Book 5800, page 63, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CHRISTINE ELIZABETH MILLS, UNMARRIED, by deed from CHAD WOHLERS, UNMARRIED, of record in Instrument No. 20160211-0013427, dated January 19, 2016 and corrected in Instrument No. 20170524-0051829, said Register's Office.

MATTHEW FOUST, spouse of CHRISTINE ELIZABETH MILLS FOUST, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This is improved property commonly known as: **3188 Hillsboro Pike, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March 2021.

Christine Elizabeth Mills N/K/A
Christine Elizabeth Mills Foust

CHRISTINE ELIZABETH MILLS N/K/A
CHRISTINE ELIZABETH MILLS FOUST

Matthew Foust

MATTHEW FOUST

STATE OF Colorado)
)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTINE ELIZABETH MILLS N/K/A CHRISTINE ELIZABETH MILLS FOUST and MATTHEW FOUST**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of March 2021.

STACI QUINTANILLA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184024124
MY COMMISSION EXPIRES 06/08/2022

Staci Quintanilla

Notary Public
My Commission Expires: 6-8-2022