Name and Address of New Owner:
DBSG Living Trust
3600 Hillsboro Pike, G-14
Nashville, TN 37215

Send Tax Bills To:
DBSG Living Trust
1450 East Urbandale Drive
Moberly, MO 65270

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 117110B11000CO

Karen Johnson Davidson County
Batch# 643950 DEEDWARR
05/25/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $695.23
20210525-0070907

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Armin Mirian, an unmarried man, and Katie Mirian**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Bradford Fincher and Sandra Gail Fincher as Trustees of the DBSG Living Trust, Dated 04/05/2017,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. G-14, Parcel 110, in a Horizontal Property Regime on the Revised plan of The Villager East Condominium Apartments, according to the Master Deed and By-Laws of record in Book 5434, page 665, Book 5457, page 298, Book 5487, page 967, Book 5553, page 336, Instrument No. 200804160038631, and Instrument No. 200906160055824, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 5200, page 235, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Armin Mirian, an unmarried man, and Katie Mirian, by Warranty Deed from Kenneth J. Woodard, married, recorded on September 14, 2009, of record in Instrument No. 20090914-0085847, Register's Office for Davidson County, TN.

This is improved property known as 3600 Hillsboro Pike, Unit G-14, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of April, 2021.

Katie Mirian (SEAL)
Katie Mirian

Katie Mirian for Armin Mirian (SEAL) as attorney in fact
Armin Mirian by Katie Mirian, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2021, before me personally appeared Katie Mirian, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of April, 2021.

Notary Signature
My commission expires: 11.8.22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Katie Mirian, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Armin Mirian, the within named bargainor, and she as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Armin Mirian by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2021.

My Commission Expires:
11.8.22

NOTARY PUBLIC

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $187,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of April, 2021.

Notary Public
My commission expires: 11.8.22
File No. 2021-2422

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025