When recorded, return to:
Foundation Title and Escrow Series, LLC
30 Burton Hills Boulevard, #210
Nashville, TN 37215
File Number: FND-2108368B50

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-12678-RL-s

Karen Johnson Davidson County
Batch# 681731 DEEDWARR
07/22/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $773.30
20210722-0098579

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $209,000.00.

Holly Evans
Affiant

Subscribed and sworn to before me, this the 15th day of July, 2021.

ASHLEY M. MORGAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03-17-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brenda Burns and Craig Burns 1221 Saturn Drive Nashville, TN 37217	Brenda Burns and Craig Burns 1221 Saturn Drive Nashville, TN 37217	120 01 0 109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Nancy L. Roberts and Bruce M. Ohannessian, Trustees of Ohannessian-Roberts Trust dated June 17, 2007, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Brenda Burns and Craig Burns, wife and husband, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 181 on the Plan of Stardust Acres of record in Plat Book 1424, Page 92, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bruce M. Ohannessian and Nancy L. Roberts, Trustees of the Ohannessian-Roberts Trust Dated June 17, 2007, by QuitClaim Deed from Bruce Ohannessian and Nancy Roberts, of record in Instrument No. 20071029-0127336, in the Register's Office of Davidson County, Tennessee, dated October 21, 2007 and recorded on October 29, 2007.

Being the same property conveyed to Bruce Ohannessian and wife, Nancy Roberts, by QuitClaim Deed from Bruce Ohannessian, of record in Instrument No. 20060809-0097935, in the Register's Office of Davidson County, Tennessee, dated July 03, 2006 and recorded on August 09, 2006.

Being the same property conveyed to Bruce Ohannessian, a married man, by Warranty Deed from Beverly Campbell, an unmarried woman, of record in Instrument No. 20041208-0146347, in the Register's Office of Davidson County, Tennessee, dated November 22, 2004 and recorded on December 08, 2004.

This is improved property located at: **1221 Saturn Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 14th day of July, 2021.

GRANTOR:

Ohannessian-Roberts Trust dated June 17, 2007

By: _____
Nancy L. Roberts, Trustee

By: _____
Bruce M. Ohannessian, Trustee

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nancy L. Roberts and Bruce M. Ohannessian, Trustees of Ohannessian-Roberts Trust dated June 17, 2007, the within named bargainor(s), with whom proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of July, 2021.

_____
Notary Public
My Commission expires: 1-12-2025

JAMES BRENNAN TREICHLER
Notary Public - California
Ventura County
Commission # 2341403
My Comm. Expires Jan 12, 2025

Certificate of Authenticity

I, **Doné Oglesby**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 15, 2021**.

Date

Affiant Signature

07/20/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **20th** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY