Karen Johnson Davidson County
Batch# 708951 DEEDWARR
09/01/2021 04:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,664.63
20210901-0118219

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 848349 463137-002108 Kay M. Long	The actual consideration or value, whichever is greater, for this transfer is $ 449900.00 Affiant Subscribed and sworn to before me, this the 27th day of August, 2021 Notary Public My commission expires: 12-18-22 (Affix Seal)

ELIZABETH J BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Astkhik Angaladian	NAME: NEW OWNER
STREET ADDRESS: 7221 Sugarloaf Dr	~~STREET ADDRESS:~~ ~~xxxxxxxxxxxx~~ Nashville TN 37211
MAP & PARCEL NO.: 181-01-0A-094.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, William T. Vasser and Caitlin E. Vasser, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Astkhik Angaladian, a single woman,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 7221 Sugarloaf Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 15 day of July, 2021.

x _____
William T. Vasser

x _____
Caitlin E. Vasser

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William T. Vasser, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 15th day of July 15, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JAMES F. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-6-2024

_____
Notary Public
My commission expires 03-06-2024

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Caitlin E. Vasser, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 15th day of July, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires _____

JAMES F. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-6-2024

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section Three, Addition to Sugar Valley, a Planned Unit Development of record in Plat at Instrument No. 20050629-0074915, 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 William T. Vasser and Caitlin E. Vasser, husband and wife by Warranty deed from Bradley Prakope and wife, Kimberly Ptasinski of record in Instrument No. 20160816-0085526 Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 16, 2016. (Value of consideration shown in aforementioned deed $290,000.00.) Being also known as 7221 Sugarloaf Dr Nashville, Tennessee 37211.

The following is for informational purposes only:

Property Address: 7221 Sugarloaf Dr
Section Three, Addition to Sugar Valley, a Planned Unit Development,
Lot # 46
Davidson County, TN

181-01-0A-094.00-CO

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 27, 2021.

J. Carlton Drumwright

August 27, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 27, 2021.

Notary

My Commission Expires: 12/18/22

