Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 715405 DEEDWARR
09/14/2021 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $4,021.90
20210914-0123046

39-B
File #21-1463

WARRANTY DEED

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, the undersigned **John Sarkis Chobanian and Juliet Johnston Chobanian, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel A. Alminana and Seung-oh Jo, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 3 of Lot 2, "Whitney Park" Lots 1 & 2, First Revision of Lot 1, Resubdivision of Lots 18-20 in Block 5, Overton Hills, as shown on plat of record in Instrument No. 20100405-0025311 (Certificate of Registered Land Surveyor Correction of Plat recorded at Instrument No. 20100819-0065494), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to John Sarkis Chobanian and Juliet Johnston Chobanian by Warranty deed from Larry Kell Holland and Maria A. Holland, husband and wife of record in Instrument No. 20110128-0007889 Register's Office for Davidson County, Tennessee, dated January 24, 2011 and recorded on January 28, 2011.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2010 Overhill Drive #103, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Daniel A Alminana
2010 Overhill Drive #103
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
131-02-0W-003.00

WITNESS THE EXECUTION HEREOF this 26th day of August, 2021.

John Sarkis Chobanian

Juliet Johnston Chobanian

State of Tennessee)
County of Davidson)

On this 26th day of August, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Sarkis Chobanian and Juliet Johnston Chobanian, the bargainor(s), 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 acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,087,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of August, 2021.

Notary Public

My Commission Expires: _____

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **08/26/2021** (date of document).

Affiant Signature

08/26/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **August**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

