Karen Johnson Davidson County
Batch# 748159 DEEDQC
11/03/2021 10:21:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211103-0146988

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ARAM JANOYAN, TRUSTEE
LUSINE KHACHOYAN JANOYAN, TRUSTEE
670 NORMANDY ROAD
ENCINITAS, CA 92024

OWNER (SEND TAX BILLS TO):

ARAM JANOYAN, TRUSTEE
LUSINE KHACHOYAN JANOYAN, TRUSTEE
670 NORMANDY ROAD
ENCINITAS, CA 92024

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LUSINE JANOYAN and ARAM JANOYAN, wife and husband (herein, "Grantor"), whose address is 670 Normandy Road, Encinitas, CA 92024, hereby bargains, sells, remises, releases, quit claims and conveys to ARAM JANOYAN AND LUSINE KHACHOYAN JANOYAN, TRUSTEES, or any successors in trust, under the JANOYAN FAMILY TRUST dated July 23, 2021 and any amendments thereto (herein, "Grantee"), whose address is 670 Normandy Road, Encinitas, CA 92024, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 673 Park Street, Nashville, TN 37209

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

WITNESS my hand and seal this 7TH day of OCTOBER, 2021.

N. M. NOUHRA
Notary Public - California
Orange County
Commission # 2314467
My Comm. Expires Dec 26, 2023

PIN NO: 091-01-0Q-002-00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Lusine Janoyan

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lusine Janoyan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7TH day of OCTOBER, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: DEC. 26, 2023

N. M. NOUHRA
Notary Public - California
Orange County
Commission # 2314467
My Comm. Expires Dec 26, 2023

GRANTOR:

Aram Janoyan

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Aram Janoyan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7TH day of OCTOBER, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: DEC. 26, 2023

N. M. NOUHRA
Notary Public - California
Orange County
Commission # 2314467
My Comm. Expires Dec 26, 2023

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration for this transfer is TEN DOLLARS ($10.00).

Grantee:

Janoyan Family Trust dated July 23, 2021

Aram Janoyan, Trustee

Subscribed ~~and sworn~~ to under oath before me, this _____ day of _____, 20___ by Aram Janoyan, as Trustee of ~~Janoyan Family~~ Trust dated July 23, 2021.

SEE ATTACHED

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

Grantee:

Janoyan Family Trust dated July 23, 2021

Lusine Khachoyan Janoyan, Trustee

Subscribed ~~and sworn~~ to under oath before me, this _____ day of _____, 20___ by Lusine Khachoyan Janoyan, ~~as Trustee~~ of Janoyan Family Trust dated July 23, 2021.

SEE ATTACHED

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF SAN DIEGO }

Subscribed and sworn to (or affirmed) before me on this 7TH (Date) day of OCTOBER (Month), 2021 (Year)

by ARAM JANOYAN AND LUSINE KHACHOYAN JANOYAN

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: _____
Signature of Notary Public

N. M. NOUHRA
Notary Public - California
Orange County
Commission # 2314467
My Comm. Expires Dec 26, 2023

Seal
Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit B on the Plan of 726 23rd Street Commons, a Townhouse Planned Unit Development, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20181023-0105148, amended in Instrument No. 20200224-0020248, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20210611-0079037 on August 11, 2021.

PIN NO: 091-01-0Q-002-00

STREET ADDRESS: 673 Park Street, Nashville, TN 37209

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

21-056642 (HW)

Certificate of Authenticity

I, Janna M. Lindstrom, 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 10/7/2021.

Date

Janna M. Lindstrom

Affiant Signature

July 22, 2021

Date

State of Florida

County of Polk

Sworn to and subscribed before me this 22nd day of July, 2021.

Dorene J Royal

Notary's Signature

My Commission Expires: 07/06/2025

Date

Notary's Seal (if on paper)

DORENE JOY ROYAL
Notary Public - State of Florida
Commission # HH 149686
My Comm. Expires Jul 6, 2025
Bonded through National Notary Assn.