Karen Johnson Davidson County
Batch# 767474 DEEDWARR
12/03/2021 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20211203-0160792

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson 108 The actual consideration or value, whichever is greater, for this transfer is $474,900.00. Affiant Subscribed and sworn to before me, this the 2nd day of November, 2021. Notary Public My commission expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Andrew Mardirosian and Mackenzie Kay Mardirosian	New Owner(s)	072 08 0 170.00
1900 Avalon Drive,		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RAYMOND GAZAWAY AND DIANE GAZAWAY, HUSBAND AND WIFE***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN ANTHONY MARDIROSIAN AND MACKENZIE KAY MARDIROSIAN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Virginia Manor of record in Plat Book 1835, Page 22 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 Raymond Gazaway and Diane Gazaway, Husband and Wife, by Warranty Deed from Benjamin Harrison Silver and Julie Hittel Silver, FKA Julie Michelle Hittel, Husband and Wife, of record in Instrument No. 20201102-0127498, in the Register's Office of Davidson County, Tennessee, dated October 27, 2020 and recorded on November 02, 2020.

Being the same property conveyed to Julie Michelle Hittel and Benjamin Harrison Silver, wife and husband, by Warranty Deed from Kent F. Abadie and Tammy D. Abadie, husband and wife, of record in Instrument No. 20180920-0093467, in the Register's Office of Davidson County, Tennessee, dated September 18, 2018 and recorded on September 20, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1900 Avalon Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

* This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~2nd~~ 1st day of November, 2021.

Raymond Gazaway

Diane Gazaway

STATE OF GA
COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Raymond Gazaway and Diane Gazaway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of November, 2021.

Notary Public

My Commission Expires: 4/21/22

Tamara Duck
NOTARY PUBLIC
Jackson County, GEORGIA
My Comm. Expires 04/21/2022

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11/1/21.

Affiant Signature

12/1/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/1/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON