Karen Johnson Davidson County
Batch# 771017 DEEDWARR
12/09/2021 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20211209-0163286

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 2nd day of December, 2021.

Notary Public
My Commission Expires: 10/2/2023

2021-517

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark Abrahamian & Judy A. Rogers, Co-Trustees	NEW OWNERS	
708 Misty Pines Circle		172-14-0A-071.00-CO
Nashville, TN, 37211		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Monte Shane Yocom, an unmarried man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mark Abrahamian and Judy A. Rogers, Co-Trustees of The Abrahamian/Rogers Family Trust dated October 14, 2021,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Two, Wexford Downs, R20 Residential P.U.D. of record in Plat Book 9700, Page (s) 593 and 594, 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 Monte Shane Yocum, unmarried by Warranty Deed from Karen M. Moore, unmarried of record in Instrument No. 20080303-0020778, and as Corrected in Scriveners Affidavit of Correction, recorded on May 20, 2008 of record in Instrument No. 20080520-0051805 Register's Office for Davidson County, Tennessee, dated February 29, 2008 and recorded on March 03, 2008.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **708 Misty Pines Circle, Nashville, TN 37211.**

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. 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.

Witness our hands this 2nd day of December, 2021.

Monte Shane Yocom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2021.



April D. Wideman
Notary Public – April D. Wideman
My Commission Expires: 03/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 12/2/2021.

D. Shayne Adair

12/3/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 **day of** December, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

