THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Varag Hakopian
1514 Meadow Bend drive
Madison, TN 37115

Send Tax Bill to:
New Owner

Map-Parcel Number:
052-08-0 112.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Subscribed and sworn to before me, this the 19th day of November, 2021.

Notary Public

My Commission Expires:
July 9, 2022

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **VARAG HAKOPIAN, MARRIED MAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **VARAG HAKOPIAN AND RACHEL LEAH, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1514 Meadow Bend Drive, Madison, TN 37115.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 19th day of November, 2021.

Varag Hakopian

Karen Johnson Davidson County
Batch# 792389 DEEDQC
01/18/2022 02:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220118-0006952

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 **Varag Hakopian,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of November, 2021.

My commission expires: 9-6-22

Notary Public

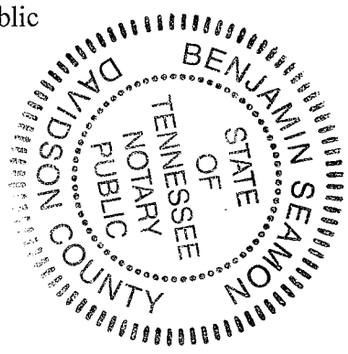


Exhibit A

Land in Davidson County, Tennessee, being Lot No. 26A on the Zone Lot Subdivision of Lots 3, 4, 7, 8, 19, 24, 25 and 26, on the Plan of Meadow Bend Subdivision, Section 2, of record in Plat Book 6250, Page 278, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the Grantor(s) by Deed of record in Instrument Number 20211201-0158363, in the Register's Office for Davidson County, Tennessee.

202201180006952

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-19-21.

Affiant Signature

1-12-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 12 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY