THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 Karen Johnson Davidson County Batch# 809400 DEEDWARR 02/22/2022 11:52:36 AM 4 pgs Fees: $23.00 Taxes: $762.20 20220222-0019880	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00 Karen Ann Gilliland Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF February, 2022. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp 06/11/2023
COUNTY OF CHEATHAM

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Karen Ann Gilliland 4958 Edmondson Pike G34 Nashville, TN 37211	Same	147.07.0B 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ARMEN MASREJIAN**, called the Grantor has bargained and sold, and by these presents do transfer and convey unto **KAREN ANN GILLILAND, AN UNMARRIED WOMAN,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A – Legal Description

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B - Exceptions

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
DM-BR-22-4989 G34

The Grantor has not used the subject property as a private place of residence.

WITNESS my hand this 15th day of February, 2022.

ARMEN MASREJIAN

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of February, 2022, before me personally appeared ARMEN MASREJIAN, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

NOTARY PUBLIC

My Commission Expires

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

EXHIBIT A

Legal Description

A certain Townhouse Condominium in Davidson County, Tennessee, being Unit Number G-34, Parcel 34 on the Plan of Woodlea Place Townhouses, according to the restrictions of record in Book 5197, page 544, and in Book 6636, page 970, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 5050 at page 101, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Armen Masrejian, by Quitclaim Deed from Grigor Masredzhyan, a single man, of record in Instrument No. 20130517-0049921, in the Register's Office of Davidson County, Tennessee, dated April 30, 2013 and recorded on May 17, 2013.

This is improved property known as 4958 Edmondson Pike, Unit G-34, Nashville, Tennessee 37211.

EXHIBIT B

EXCEPTIONS

1. Davidson County taxes for the year 2022, a lien not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodlea Place Townhouses, as recorded in Plat Book 5050, Page(s) 101.
3. Declaration of Covenant and Restrictions for Woodlea Place of record in Book 5197, page 554, said Register's Office for Davidson County, Tennessee.
4. Adopted Rules and Regulations for Woodlea Place Townhouses of record in Book 6636, page 970, said Register's Office for Davidson County, Tennessee.