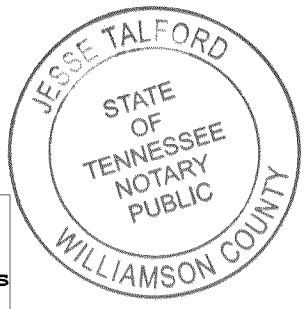
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) 11/25/25

Karen Johnson Davidson County
Batch# 823482 DEEDWARR
03/17/2022 08:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,912.90
20220317-0030944

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen Hartoonian and Vaheh Hartoonian	New Owners	
(NAME)	(NAME)	
1801 Stonewater Drive		097-02-0A-471.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CHAD BALLARD AND JENNIFER LYNN GUNDERSON BALLARD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VAHEH HARTOONIAN AND COLLEEN MARIE DUNN HARTOONIAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 471 on the Final Plat of Villages of Riverwood, Section One, Phase 6B, as shown on the plat of the same of record in Plat at Instrument No. 20151023-0107918, 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 Chad Ballard, an unmarried man, and Jennifer Lynn Gunderson, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20160414-0035617, Register's Office for Davidson County, Tennessee, dated April 12, 2016. Chad Ballard and Jennifer Lynn Gunderson have since married. Jennifer Lynn Gunderson is now known as Jennifer Lynn Gunderson Ballard.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1801 Stonewater Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 8th day of February, 2022

CHAD BALLARD

~~JENNIFER LYNN GUNDERSON BALLARD~~

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad Ballard, and ~~Jennifer Lynn Gunderson Ballard~~, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of February, 2022

Commission expires: 5-23-2024

Kimberly G. Rogers
Notary Public

KIMBERLY G ROGERS
Notary Public - State of Florida
Commission # GG 984392
My Comm. Expires May 23, 2024

Witness my hand this 9th day of July, 2022

~~CHAD BALLARD.~~

Jennifer Lynn Gunderson Ballard

JENNIFER LYNN GUNDERSON BALLARD

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 Jennifer Lynn Gunderson Ballard, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Commission expires:

Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad Ballard, the bargainor, 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 _____ day of _____, 20_____.

Commission expires:

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 2-9, 2022.

Affiant
Date: February 24, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24 day of February 2022.

Notary Public

My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY