Karen Johnson Davidson County
Batch# 841470 DEEDWARR
04/19/2022 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,026.38
20220419-0044558

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $277,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of April, 2022.

NOTARY PUBLIC

My commission expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Armen Nadryan and Shushanik Danielyan	New Owner	163-16-0A-040.00 CO
(NAME)	(NAME)	
5858 Monroe Crossing		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Chibuzo Iwueke, unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Armen Nadryan and Shushanik Danielyan**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 140 on the plan of Phase One of Provincetown, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of Provincetown, a Horizontal Property Regime with Private Elements of record as Instrument No. 20031119-0168785, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CHIBUZO IWUEKE, UNMARRIED MAN, by deed from JESSICA GILLETT AND DEVON GILLETT, WIFE AND HUSBAND, of record as Instrument No. 20180601-0052066, dated May 15, 2018, said Register's Office.

This property is __unimproved _X_improved property known as: 5858 Monroe Crossing, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of April, 2022.

Chibuzo Iwueke

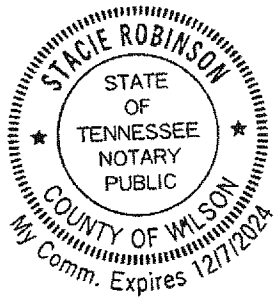
Chibuzo Iwueke

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chibuzo Iwueke, the herein bargainor, 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, this the 8th day of April, 2022.

Notary Public Stacie Robinson
My Commission Expires: 12/7/24



WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-110524-DJ

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/08/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/08/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of April, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

