Karen Johnson Davidson County
Batch# 848154 DEEDWARR
04/29/2022 11:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20220429-0049918

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me This 22 day of April 2022.

SARAH E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/03/25

Address New Owners as:	Tax Bill To:	Map / Parcel
Anna Bedrosian, Trustee **6344 Mary Ellen Ave** **Van Nuys, CA 91401**	New Owner	150 05 0 196.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16360

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Betty G. Henley, Trustee of the Survivor's Trust TUA dated August 5, 2006**, (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Anna Bedrosian, Trustee of The Bedrosian Family Trust – Exemption Trust dated March 21, 1994,** (hereinafter referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 721 as shown on the Plan of Edge-O-Lake Estates, Section 17, of record in Book 4460, Page 44, 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 Betty G. Henley, Trustee, Survivor's Trust TUA dated August 5, 2006, by Quitclaim Deed from Betty Henley, Trustee, Trustee of the Henley Joint Revocable Living Trust Agreement U/D/A dated June 27, 2006, of record in Instrument No. 20191223-0132043, Register's Office for Davidson County, Tennessee, recorded on December 23, 2019.

This is improved property known as 2833 Galesburg Drive, Nashville, TN 37217.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel 150 05 0 196.00.
2. Covenants as of record in Book 4549, Page 802, said Register's Office.
3. Subject to all matters on Plat Book 4460, Page 44, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself as Trustee, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this ____ day of April 2022.

GRANTOR:
Survivor's Trust TUA dated August 5, 2006

By: Betty G. Henley, Trustee
Betty G. Henley, Trustee

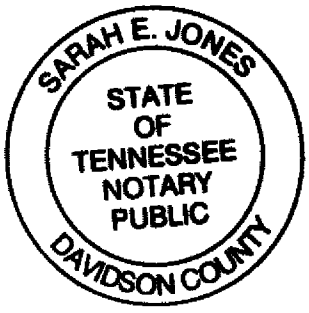
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared, **Betty G. Henley, Trustee of the Survivor's Trust TUA dated August 5, 2006,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Trustee of the Survivor's Trust TUA dated August 5, 2006**, and as such **Trustee** acknowledged the she is authorized to execute the foregoing instrument on behalf **of the Survivor's Trust TUA dated August 5, 2006,** the within named bargainor, and that she, as **Trustee**, executed the foregoing instrument for the purpose therein contained, by signing the name **of the Survivor's Trust TUA dated August 5, 2006 by herself as Trustee.**

Witness my hand and seal, at Nashville, TN, this 22nd day of April 2022.

Sarah E. Jones
Notary Public

My Commission Expires: 11/03/25



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **4/22/2022** (date of document).

Affiant Signature

4/22/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **April**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

