Karen Johnson Davidson County
Batch# 867747 DEEDWARR
06/06/2022 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20220606-0064853

WARRANTY DEED

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$285,000.00~~ 279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sergey Michael Avanesyan and Marine Vilen Ghulyan	SAME AS OWNER	
(NAME)	(NAME)	163-02-0-B-176.00CO
201 Northcrest Commons		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-5464		
(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, **Jessica Blair, married,** who took title as **Jessica Ligon**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sergey Michael Avanesyan and Marine Vilen Ghulyan,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Unit No. 168 on the Plan of Berkley Hall Section Two Townhomes (formerly known as Hickory Highlands, P.U.D. Phase II), attached as Exhibit "A" to the First Amendment to the Master Deed for Berkley Hall Townhomes, of record in Instrument No. 20070705-0079992, amending the Master Deed of record in Instrument No. 20061127-0146201, Register's Office for Davidson County, Tennessee, with all rights and appurtenances thereto, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jessica Ligon, an unmarried woman by Deed of Receiver from GlassRatner Management and Realty Advisors, LLC, a Georgia Limited Liability Company, Receiver of certain assets of BBC Holdings, Inc., by the power conferred by that certain Order filed August 13, 2013, in Federal Deposit Insurance Corporation as Receiver for Tennessee Commerce Bank v. BBC Holdings. Inc., Case No. 42362, in the Chancery Court for Williamson County of record in Instrument No. 20141021-0096973 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on October 21, 2014. *Stanley Blair joins in this conveyance to transfer any marital rights he may have in said property.* *Jessica Ligon being one and the same is now married to Stanley Blair and is now known as Jessica Blair.*

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 762 Pippin Dr. Antioch, TN 37013
(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 26th day of May, 2022.

Jessica Blair

Stanley Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jessica Blair and Stanley Blair**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of May, 2022

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **May 26, 2022**.

Date

Tonya Loftin
Affiant Signature

June 1, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1st day of June, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)