This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW22210

Karen Johnson Davidson County
Batch# 887099 DEEDWARR
07/11/2022 12:09:48 PM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20220711-0079459

Send Tax Bills To:

SAME / NEW OWNER

New Owner is:
Elina K. Simonian
425 Carters Glen Drive
Nashville, Tennessee 37221

MAP/PARCEL: 142-10-0D 0007.00 CO

WARRANTY DEED

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 is hereby acknowledged, **Vlad S. Kushmanyan. unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Elina K. Simonian, married woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 425 Carters Glen Drive, Nashville, Tennessee 37221

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 107, Final Plat of Carter's Glen, a Planned Unit Development, of record in Book 9700, Page 353, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Vlad S. Kushmanyan and wife, Larisa A. Kushmanyan by Quitclaim Deed from Vlad S. Kushmanyan and wife, Larisa A. Kushmanyan and Elina K.I. Kushmanyan, unmarried, dated 10/26/2007 and recorded 11/7/2007 in Instrument No. 20071107-0131292; and being the same property previously conveyed to Vlad S. Kushmanyan and wife, Larisa A. Kushmanyan and Elina K.I. Kushmanyan, unmarried, by Warranty Deed from TR&D Homes, Inc., a Tennessee corporation, dated 5/27/2004 and recorded 6/2/2004 in Instrument No. 20040602-0064829, Register's Office for Davidson County, Tennessee. Said Larisa A. Kushmanyan died 11/21/2019, leaving Vlad S. Kushmanyan, unmarried, as sole surviving tenant by the entirety.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of July, 2022.

GRANTOR:

Vlad S. Kushmanyan

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Vlad S. Kushmanyan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th day of July, 2022.

NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Affiant

SWORN TO and subscribed before me this 8th day of July, 2022.

NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.