WARRANTY DEED

Karen Johnson Davidson County
Batch# 918090 DEEDWARR
09/16/2022 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220916-0103723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Ali Al-Soraify	Ali Al-Soraify	
(NAME)	(NAME)	
69 Whitsett Rd.	69 Whitsett Rd.	162 02 0 112.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, **CELIA GULBENK AND VARTAN DAVID BADRIG VARTBADRIGIAN, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALI AL-SORAIFY, UNMARRIED ,** 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:

Being Lot No. 9 on the Plan of Section 2, Colemont Heights, as of record in Book 4300, Page 133, Register's Office for said County.

Said Lot fronts 91.71 feet on the Southwesterly margin of Coleridge Court and runs back 154.20 feet on the Northwesterly line and 142.21 feet on the Southeasterly line to a dead line in the rear on which it measures 64.36 feet.

Being the same property conveyed to Celia Gulbenk and Vartan David Badrig Vartbadrigian, as tenants in common, by Executor's Deed from Celia Gulbenk, Executrix of the Estate of Evi Olep Gulbenk, by the power conferred by the Probate Court for Davidson County, Tennessee, in Re: Estate of Evi Olep Gulbenk, No: 12P275 and as directed in the Will of Evi Olep Gulbenk, of record in Instrument No. 20130125-0008449, in the Register's Office for Davidson County, Tennessee, dated January 24, 2013, and recorded on January 25, 2013.

Being the same property conveyed to Ashod Gulbenk and wife, Evi Gulbenk, by Warranty Deed from James Edward Gray and wife, Linda P. Gray, of record in Book 5455, Page 975, in the Register's Office for Davidson County, Tennessee, dated June 25, 1979, and recorded on June 25, 1979. The Said Ashod Gulbenk Died on December 01, 1997, then Evi Gulbenk Died on October 25, 2011. See Probate Case 12P-275, in Probate Court for Davidson County, Tennessee.

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.

This was not the marital residence for the Grantors.

unimproved
This is improved x property, known as 229 Coleridge Court, Antioch, TN 37013-4025
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 16th day of September, 2022

Celia Gulbenk

CELIA GULBENK

Vartan David Badrig Vartbadrigian

VARTAN DAVID BADRIG VARTBADRIGIAN

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 Celia Gulbenk and Vartan David Badrig Vartbadrigian, the bargainors, 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 16th day of September, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

Certification of Recorded Documents

I, Karen Suggs, 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 September 16, 2022.

Karen Suggs

(AFFIANT) – Karen Suggs

09/16/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 16th day of September, 2022.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY