WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

SG-AR-23-708

THIS INSTRUMENT WAS PREPARED BY
Rock Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1025306 DEEDWARR
07/12/2023 11 49 01 AM 2 pgs
Fees $13 00 Taxes $2,867.50

20230712-0053380

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Waggian Li and Qi Zhu	**NEW OWNER**	
(NAME)	(NAME)	**172-14-0A-071 00-CO**
708 Misty Pines Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK ABRAHAMIAN AND JUDY A. ROGERS, CO-TRUSTEES OF THE ABRAHAMIAN/ROGERS FAMILY TRUST DATED OCTOBER 14, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WAGGIAN LI AND QI ZHU, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 18 on the Plan of Section Two, Wexford Downs, R20 Residential P U D of record in Plat Book 9700, Page (s) 593 and 594, in the 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 Monte Shane Yocum, unmarried by Warranty deed from Karen M Moore, unmarried of record in Instrument No 20080303-0020778, and As Corrected in Scriveners Affidavit of Correction, recorded on May 20, 2008 of record in Instrument No 20080520-0051805 Register's Office for Davidson County, Tennessee, dated February 29, 2008 and recorded on March 03, 2008

Being the same property conveyed to Mark Abrahamian and Judy A Rogers, Co-Trustees of The Abrahamian/Rogers Family Trust dated October 14, 2021 by Warranty deed from Monte Shane Yocom, an unmarried man of record in Instrument No 20211209-0163286 Register's Office for Davidson County, Tennessee, dated December 2, 2021 and recorded on December 9, 2021

This conveyance is subject to

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **708 Misty Pines Cir, Nashville, Tennessee 37211**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 7th DAY OF JULY, 2023

Mark Abrahamian and Judy A Rogers, Co-Trustees of The Abrahamian/Rogers Family Trust dated October 14, 2021

BY _____
Mark Abrahamian
Trustee

BY _____
Judy Rogers
Trustee

STATE OF Calif.
COUNTY OF ~~Ventura~~ Los Angeles A.P.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ABRAHAMIAN, TRUSTEE of MARK ABRAHAMIAN AND JUDY A ROGERS, CO-TRUSTEES OF THE ABRAHAMIAN/ROGERS FAMILY TRUST DATED OCTOBER 14, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 7th of July, 2023

Ashley Pazirandeh
Notary Public
My Commission Expires 06-05-2027
(SEAL)

ENC1 ASHLEY PAZIRANDEH COMM. # 2449160 NOTARY PUBLIC • CALIFORNIA LOS ANGELES COUNTY My Comm Expires June 5, 2027 ENC1

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY ROGERS, TRUSTEE of MARK ABRAHAMIAN AND JUDY A ROGERS, CO-TRUSTEES OF THE ABRAHAMIAN/ROGERS FAMILY TRUST DATED OCTOBER 14, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 7th of July, 2023

Ashley Pazirandeh
Notary Public
My Commission Expires 06-05-2027
(SEAL)

ENC1 ASHLEY PAZIRANDEH COMM. # 2449160 NOTARY PUBLIC • CALIFORNIA LOS ANGELES COUNTY My Comm Expires June 5, 2027 ENC1

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212