Karen Johnson Davidson County
Batch# 1033903 DEEDWARR
08/02/2023 03:46:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20230802-0059821

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102, Nashville, TN 37212
File Number: 4-1558-TC

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 the 28th day of June, 2023.

Notary Public
My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wesley Demirjian and Kimberly Demirjian 3840 Priest Lake Drive Nashville, TN 37217	New Owner 2729 Cherry Dale Dr. Lebanon, TN 37087	136 03 0C 052.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Douglas Rakes, as sole devisee under the Last Will and Testament and sole heir at law of Dorothy J. Cothron, deceased**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kimberly Demirjian and Wesley Demirjian, wife and husband**, 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:

Land in Davidson County, Tennessee, being Unit 3, Lot 11, Section One, Heritage Village of Priest Lake Park, as shown on plat of record in Plat Book 4860, Page 98 and as established under Master Deed of record in Book 5097, Page 855, as amended in Book 5192, Page 243; Book 5292, Page 747; Book 5292, Page 749; Book 5459, Page 679 and Instrument No. 20140314-0021490, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Dorothy J. Cothron, a single woman, by Warranty Deed from Jacquelyn Page, a single woman, of record in Instrument No. 20090401-0029343 (as corrected by Scrivener's Affidavit recorded in Instrument No. 20090707-0063287), in the Register's Office of Davidson County, Tennessee, dated March 30, 2009 and recorded on April 01, 2009. The said Dorothy J. Cothron died testate on April 23, 2021. The Last Will and Testament of Dorothy Jean Cothron has not and will not be submitted to Probate and devises the subject property to Dorothy J. Cothron's sole heir at law, Michael Douglas Rakes, who executes this instrument in that capacity. See Affidavits of Heirship of record in Instrument No. _____ and Instrument No. 202308020059820__, said Register's Office.

This is improved property located at: **3840 Priest Lake Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2023.

GRANTOR:

Michael Douglas Rakes, as sole devisee and heir at law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Douglas Rakes, as sole devisee under the Last Will and Testament and sole heir at law of Dorothy J. Cothron, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of June, 2023.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Emily Manno, 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 6/28/23.

Date

Affiant Signature

6/28/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of June, 2023.

Notary's Signature

My Commission Expires: 7/6/2024
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2024

202308020059821