Karen Johnson Davidson County
Batch# 1043584 DEEDWARR
08/28/2023 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230828-0067338

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** LAURA DESMOND STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXPIRES 5/20/2025	STATE OF Tennessee) COUNTY OF Sumner) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00 Affiant Subscribed and sworn to before me, this 25th day of August, 2023. Notary Public My Commission Expires: 5/20/2025

WARRANTY DEED

Address New Owner: Melissa Yacoubian 4605B Illinois Avenue Nashville, TN 37209	Send Tax Bills to: Newrez LLC 1100 Virginia Dr, Ste 125 Fort Washington, PA 19034	Tax Information: Tax Parcel ID No. 091-12-0-316.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GENE ANDREW SPARKS, MARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MELISSA YACOUBIAN,** a single woman ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 510 of Block 85, on the Plan of No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Gene Andrew Sparks, unmarried by Warranty deed from Alexandra M. Ogburn, unmarried of record in Instrument No. 20200310-0026569 Register's Office for Davidson County, Tennessee, dated March 5, 2020 and recorded on March 10, 2020.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property commonly known as: **4605B Illinois Avenue Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 25th day of AUGUST, 2023.

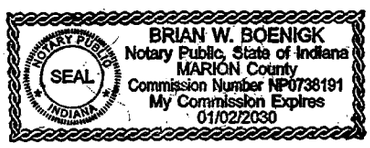
Gene Andrew Sparks

GENE ANDREW SPARKS

STATE OF INDIANA)
)
COUNTY OF MARION)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GENE ANDREW SPARKS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of AUGUST, 2023.



Notary Public
My Commission Expires: 01/02/2030

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 08/25/23 (date of document).

Affiant Signature

08/28/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 28th day of August, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL