Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # G-EV-23-3609

Karen Johnson Davidson County
Batch# 1048575 DEEDWARR
09/11/2023 02 44 16 PM 3 pgs
Fees $18 00 Taxes $2,645 50
20230911-0071205

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1229

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of September, 2023

Notary Public

Commission Expires: _____

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

AJ
4511

Address of New Owner	Send Tax Bills To:	Map & Parcel
Manor Homes, LLC ~~3511~~ Price Circle Rd. Nashville, TN 37205	NEW OWNER	116-12-0-001 00

WARRANTY DEED

FOR AND IN 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, I/WE,

Hrant Arakelian, a married man and Alexandra Arakelian, a _____ woman, Devisees for the Estate of Dickran J. Arakelian, deceased, and Hrant Arakelian, Trustee of The Arakelian Family Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Manor Homes, LLC, a Limited Liability Company

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 parts of Lots Nos. 9 and 10 of Block "B" on the map of Woodmont Lane Homesites as of record in Book 1130, Page 13, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Woodmont Lane, at the corner of Lots Nos. 10 and 11; thence with the line between said two lots, southwestwardly 171 feet; thence westwardly 18.3 feet; thence northwestwardly 77 2 feet to a point 8 feet southeast of the corner of Lots Nos. 9 and 10; thence northeastwardly 147 6 feet, more or less, to the southwesterly margin of Woodmont Lane at a point 8 feet northwest of the corner of Lots Nos. 9 and 10; thence with the southwesterly margin of said Lane, southeastwardly 108 feet to the beginning.

BEING the same property conveyed by Warranty Deed from John Wilson Horrell and wife, Peggy Lee Horrell to Dickran J Arakelian and wife, Carolyn P. Arakelian, recorded April 24, 1987, as Book 7214 Page 479 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $185,500.00. The said Carolyn P. Arakelian died on or about June 26, 2016 thereby vesting title in Dickran J. Arakelian by reason of their tenancy by the entirety. The said Dickran J. Arakelian died testate on or about March 5, 2023, Reference is made to the last will and testament of Dickran J. Arakelian, admitted to probate in No. 23P566 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, which names Hrant Arakelian, Alexandra Arakelian, and Hrant Arakelian, Trustee of The Arakelian Family Trust as devisees.

Commonly Known As: 3609 Woodmont Lane, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as 3609 Woodmont Lane, Nashville, TN 37215

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 so 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 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.

Dated this the 6th day of September, 2023.

Executor
Hrant Arakelian, Executor

Devisee
Hrant Arakelian, Devisee

Devisee
Alexandra Arakelian, Devisee

The Arakelian Family Trust

By Trustee
Hrant Arakelian, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of September, 2023, before me personally appeared **Hrant Arakelian, as Executor and as Devisee**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 6th day of September, 2023.

Notary Signature
My commission expires. 9/17/2023

TONY K. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of September, 2023, before me personally, Alexandra Arakelian, **as Devisee** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 6th day of September, 2023.

Notary Signature
My commission expires. 9/17/2023

TONY K GRUBBS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Hrant Arakelian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be **Trustee of The Arakelian Family Trust** and that as such **Trustee** executed the foregoing instrument for the purpose therein contained

Witness my hand, at office, this 6th day of September, 2023

Notary Signature
My commission expires: 9/17/2023

