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This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20231411R

Karen Johnson Davidson County
Batch# 1087890 DEEDQC
01/03/2024 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240103-0000584

The actual consideration is $0.00.

NEW OWNER:

Allison Chetakian and Jordan Chetakian
723 Harpeth Parkway West
Nashville, TN, 37221

AFFIANT

Subscribed and sworn to before me this
the 29 day of DEC, 2023.

SEND TAX BILLS TO:

New owner

NOTARY PUBLIC

MAP/PARCEL:

142-14-0-032.00

My Commission Expires: 5/16/24

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Allison Chetakian, a married woman (hereinafter referred to as "Grantor"), does convey all of her undivided right, title and interest to the hereinafter described property to Allison Chetakian and Jordan Chetakian, wife and husband, (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Harpeth Valley Park, Section I, of record in Plat Book 3600, Page (s) 93 and 94, 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 Theodore W. Glaser, Jr and Lisa D. Glaser, a married couple, as joint tenants with right of survivorship by Quitclaim Deed from Ted Glaser, Jr., a/k/a Theodore W. Glaser, Jr., married of record in Instrument No. 20180402-0030015 Register's Office for Davidson County, Tennessee, dated March 23, 2018 and recorded on April 2, 2018.

Being the same property conveyed to Allison Chetakian, a married woman, by deed dated December 29, 2023 from Theodore W. Glaser, Jr and Lisa D. Glaser, a married couple, of record in 202401030000581 *, Register's Office for Davidson County, Tennessee.*

This property is commonly known as 723 Harpeth Parkway West, Nashville, TN 37221.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 29 day of DECEMBER, 2023.

GRANTOR:

Allison Chetakian

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Allison Chetakian, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 29 day of DECEMBER, 2023.

NOTARY PUBLIC

My Commission Expires: 5/18/24

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 December 29, 2023.

Date

Affiant Signature

12/29/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of December, 2023.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY