Prepared by:
Record and Return To:
Chapman and Rosenthal Title, In
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240246948

Karen Johnson
Batch # 1108932
03/08/2024 10:04:02 AM
Fees: $13.00 Taxes: $4,797.05
Davidson County
DEEDWARR
2 pgs
20240308-0016208

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,296,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2024.

Notary Public
My Commission Expires: SEPTEMBER 08, 2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Garo Bashian and Annette Bashian 427 Prestwick Court Nashville TN 37205	New Owner	Tax Parcel ID No. 104-14-0H-042.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Courtney N. Pearre and Carolyn D. Pearre, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Garo Bashian and Annette Bashian, husband and wife**, ("Grantees"), their 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(s) 23, as shown on the map entitled Revised Final Plat of Whitworth Phase 3, Section 2, of record in Book 7900, page 969 and as amended in Book 9582, page 838, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to COURTNEY N. PEARRE AND WIFE, CAROLYN D. PEARRE, by deed from CLEMENTS-BARTOSH INTERESTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Book 11576, page 286 , dated July 15, 1999 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 104-14-0H-042.00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 969, corrected in Book 10270, page 34, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, Book 8282, page 45, Book 9144, page 153, Book 9778, page 27, Book 9567, page 259, Book 10503, page 139, Instrument No. 20170720-0073719, B y-laws amended in Instrument No. 20020723-0088620 and Instrument No. 20191003-0101242 , said Register's Office.

Sanitary Sewer Easement of record in Book 3467, page 204, said Register's Office.

Easement Agreement of record in Book 9778, page 16, said Register's Office.

This is improved property located at 427 Prestwick Court Nashville TN 37205

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 6th day of March, 2024.

Courtney N. Pearre

Carolyn D. Pearre

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Courtney N. Pearre and Carolyn D. Pearre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026