WARRANTY DEED

Karen Johnson Davidson County
Batch# 1124982 DEEDWARR
04/19/2024 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240419-0028281

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2024.

Notary Public

My commission expires:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roper Construction, LLC, a Tennessee limited liability company	**OWNER**	**Map 083-03-0 Parcel 314.00**
224 Peachtree St.	224 Peachtree St	
Nashville, TN 37210	Nashville, TN 37210	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nicholas Z. Lucassian, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roper Construction, LLC, a Tennessee 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 Lot No. 43B on the Resubdivision Lot 43 W. S. Ashworth's Subdivision, of record in Plat Book 4885, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nicholas Z. Lucassian and Timothy D. Addy, Jr., by Warranty Deed dated March 1, 2121, from Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, both with an equal undivided tenant in common interest, of record in Instrument No. 20210303-0027549, Register's Office for Davidson County, Tennessee. The said Timothy D. Addy, Jr., having quitclaimed to Nicholas Z. Lucassian, by Quitclaim Deed dated February 22, 2023, of record in Instrument No. 20230306-0016029, said Register's Office. Scrivener's Affidavit of record in Instrument No. 20240417-0027253, said Register's Office.

The subject property is not now nor ever has been the principal residence of the Grantor's spouse.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 4885, Page 36, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **2210 C Carter Avenue, Nashville, TN 37206**

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 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.

Witness my/our hand(s) this **17th** day of **April, 2024.**

Nicholas Z. Lucassian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nicholas Z. Lucassian,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **April, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24

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 **4/17/24**.

Date

Affiant Signature

4/17/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **April**, 20**24**.

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 07/06/2026