WARRANTY DEED

Karen Johnson Davidson County
Batch# 1201226 DEEDWARR
11/04/2024 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20241104-0085697

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/01/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3.3.2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-13667-NASH

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Astkhik Angaladian	Newowner	161-05-0A-018.00-CO
7321 Sugarloaf Dr		
Nashville TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jordan L. Gwaltney, an unmarried woman, and Darrell D. Gwaltney, Jr. and Donna S. Gwaltney, husband and wife, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Astkhik Angaladian, a single woman

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. A-19 as shown on Exhibit A-2 of the Master Deed Establishing Ashlawn Place Condominiums of Record in Book 6607, Page 596 as amended in Book 7168, Page 550, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made

Being the same property conveyed to Jordan L. Gwaltney, an unmarried woman, and Darrell D. Gwaltney, Jr, and Donna S. Gwaltney, husband and wife, as Tenants in common with rights of Survivorship by Warranty Deed from Denise R. Hess, married and Melinda Evans Green f/k/a Melinda K. Evans, married of record in Instrument No. 20200401-0035202 Register's Office for Davidson County, Tennessee, dated March 25, 2020 and recorded on April 01, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 719 Ashlawn Place Nashville, TN 37211

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 in 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 hand on November 1, 2024.

Jordan L. Gwaltney by Donna S. Gwaltney, her Attorney-In-Fact

Darrell D. Gwaltney, Jr.

Donna S. Gwaltney

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donna S. Gwaltney with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Jordan L. Gwaltney, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Jordan L. Gwaltney and is authorized by Jordan L. Gwaltney to execute this instrument on her behalf.

Witness my hand and official seal, this November 1, 2024.

Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Darrell D. Gwaltney, Jr., and Donna S. Gwaltney, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 1, 2024.

Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 2024-13667-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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 November 1, 2024.

Affiant Signature

11/1/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of November, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026