Karen Johnson Davidson County
Batch# 1202549 DEEDWARR
11/07/2024 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20241107-0086605

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $435,000.00.

Affiant

Subscribed and sworn before me this the 4th day of November, 2024.

Notary Public
My commission expires: 3/3/26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anderson Joseph Barnabas 7341 Althorp Way Nashville, TN 37211	AMERICAN PACIFIC MTG CORP 3000 LAVA RIDGE CT, STE 200 ROSEVILLE, CA 95661	173-09-0A-038.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALEX R. SIMONIAN, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDERSON JOSEPH BARNABAS AND KATHRYN RUTH JOSEPH BARNABAS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Revision One, Section Two, Lenox Village, as of record in Instrument Number 20020731-0091872, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alex R. Simonian, a single man, by Warranty Deed from Lisa M. Sumner, a single woman, dated 10/31/2018 and recorded 10/31/2018 in Instrument No. 20181031-0107922, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7341 Althorp Way, 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 4th day of November, 2024.

Alex R, Simonian

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alex R, Simonian, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of November, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 4. 2024.

Affiant Signature

6th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028