WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/3/26

(AFFIX SEAL)

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DM-C-25-7005-C11

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Iroda Ergashova	loanDepot.com, LLC	
(NAME) **7005 Lenox Village Dr C11**	(NAME) 6561 Irvine Center Drive, Suite 100	**172-12-0D-031.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Irvine, CA, 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **COLLEEN M. DUNN HARTOONIAN AND SPOUSE, VAHEH HARTOONIAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRODA ERGASHOVA, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, C-11 on the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, and units as set out on Exhibit "B" to Instrument No. 20031212-0178492 in the Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., as amended, of Tennessee Code Annotated, to which reference is made for a more complete identification and description of said unit.

Being the same property conveyed to Colleen M. Dunn by Warranty Deed from Kevin L. Boland Jr. and Kelley Benson n/k/a Kelley Boland, husband and wife of record in Instrument No. 20190325-0026957 Register's Office for Davidson County, Tennessee, dated March 21, 2019 and recorded on March 25, 2019. Vaheh Hartoonian, spouse of Colleen M. Dunn Hartoonian, hereby joins in this conveyance and does transfer and convey any and all marital interest he/she may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- All matters shown on the Plan of record in Instrument No. 20050120-0007426, as shown on Exhibit B-1 & B-2 of Instrument No. 20050119-0006853 and Exhibit E-1 of Instrument No. 20060612-0069716, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032826, and Supplemental Declaration of record in Instrument No. 20031212-0178492, as made applicable by Supplemental Declaration of record in Instrument No. 20050119-0006853 and Instrument No. 20021226-0158458, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Register's Office for DAVIDSON County, Tennessee. Master Deed of record in Instrument No. 20040526-0062221, Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383, Instrument Number. 20080326-0030449 and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions of record in Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.
- Matters contained in the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20060612-0069716, in the Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Town Center Association, Inc. of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1284578 DEEDWARR
06/16/2025 09:09:30 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20250616-0046581

• Stormwater Detention Agreement(s) of record in Book 7361, Page 230, Instrument No. 20020408-0042676, Instrument No. 20020628-0078164 and Instrument No. 20050822-0099609, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
• Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, and Instrument No. 20010822-0090889 Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
• Ingress, Egress and Sign Easement of record in Instrument Number 20010103-0000902 and Instrument No. 20010822-0090889, in the Register's Office for Davidson County, Tennessee.
• Easement for Water Mains of record in Instrument Number 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
• Charter for Homeowners Association of record in Instrument Number 20020412-0045831 and Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
• Sanitary Sewer Easement of record in Book 7985, Page 449, Instrument No. 20011129-0130322, Instrument No. 20010918-0100850, Instrument No. 20011106-0121932 , in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20110716-0062953 in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7005 Lenox Village Dr C11, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF JUNE, 2025.

Colleen Marie Dunn Hartoonian
Colleen M. Dunn Hartoonian

Vaheh Hartoonian
Vaheh Hartoonian

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLLEEN M. DUNN HARTOONIAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of June, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VAHEH HARTOONIAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of June, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Andy Maloney, 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 **6/10/2025** (date of document).

Affiant Signature
Date **6/10/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **10** day of **June**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY