Karen Johnson Davidson County
Batch# 1291505 DEEDQC
06/30/2025 08:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250630-0051052

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	Send Tax Bills To:	Parcel ID Number:
MAB and PMB Community Property Trust Mark Alan Boyajian and Pamela Mary Boyajian, Co-Trustees 4017 Utah Avenue Nashville, Tennessee 37209	Same	103 04 0 367.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Mark Boyajian and Pamela Boyajian, husband and wife, by these presents do hereby quitclaim, and by these presents transfer and convey unto Mark Alan Boyajian and Pamela Mary Boyajian, as Co-Trustees of the MAB and PMB Community Property Trust, their successors and assigns, all of their right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on **Exhibit A** hereto (the "**Property**").

This is improved property known as 4017 Utah Avenue, Nashville, Tennessee 37209.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including, but not limited to, those described on **Exhibit B** hereto.

(Signature Page to Follow)

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 26th day of June, 2025.

MARK BOYAJIAN

PAMELA BOYAJIAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Mark Boyajian and Pamela Boyajian, the within named bargainors, 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 26th day of June, 2025.

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 26th day of June, 2025.

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 80 on the Plan of West End Annex, of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 80 fronts 50 feet on the Southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines, 163.3 feet to an alley.

Being the same property conveyed to Mark Boyajian and Pamela Boyajian, by Warranty Deed from Travis L. Stork, of record in Instrument No. 20200824-0095181, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Annex, as recorded in Plat Book 332, Page(s) 61.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20191126-0122312 and Instrument No. 20191205-0125638.

TRUE COPY CERTIFICATION

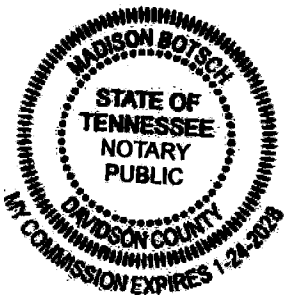
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 27, 2025.

Date: June 27, 2025

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 27, 2025, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public
My Commission Expires: 1-24-2028