WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $268,000.00.

Affiant

Subscribed and sworn to me on 07/07/25.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Karen Johnson Davidson County
Batch# 1296912 DEEDWARR
07/11/2025 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20250711-0054841

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
RB Investment Properties LLC 7081 Nolen Park Circle Nolensville, TN 37135	SAME AS NEW OWNER	104 02 0W 304.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David Ghazarian and wife, Grace Ghazarian, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto RB Investment Properties LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 304, together with the appurtenant interest in the common elements of WEST END LOFTS II CONDOMINIUMS, a horizontal property regime established by Master Deed, appearing as Instrument No. 20030701-0091161, and amended as Instrument No. 20050106-0002529, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.
>
> Being the same property conveyed to David Ghazarian and wife Grace Ghazarian, by Warranty Deed from Earl L. Ficken and Mari Jewell Ficken, Trustees, or their successors in trust under The Ficken Living Trust dated April 29, 1994, of record in Instrument No. 20121010-0092982, in the Register's Office of Davidson County, Tennessee, dated October 04, 2012, and recorded on October 10, 2012.

This is improved property known as 117 30th Ave N Unit 304, Nashville, Tennessee 37203.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on 07/07/25.

David Ghazarian

Grace Ghazarian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/07/25, before me personally appeared David Ghazarian and Grace Ghazarian, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/07/25.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **JULY 7, 2025.**

Signature 07/07/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 7th day of July, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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