Karen Johnson Davidson County
Batch# 1315460 DEEDWARR
08/27/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250827-0068728

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22nd~~ 27th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029

(AFFIX SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

JM-C-25-2703

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)
Artin Kazanchyan and Julie Schmidt	**Pennymac Loan Services**	
(NAME)	(NAME)	**072-10-0H-002.00-CO**
2703 Bronte Ave	**1761 E Saint Andrews Pl.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Santa Ana, CA 92705**	
(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, **CJ MANAGEMENT & CONSULTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARTIN KAZANCHYAN, UNMARRIED, AND JULIE SCHMIDT, UNMARRIED,** 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. B on the Plan of Eleven-Thirtyfive Delmas Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20241002-0076391, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to CJ Management & Consulting, LLC, a Tennessee Limited Liability Company by Warranty Deed from Alan C. Young, Married and Nelson Young, Single, and Joseph Young, Married, dated September 27, 2024 and recorded October 02, 2024 in Instrument No. 20241002-0076390, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 547, Page 178, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20241002-0076391 and Scriveners Affidavit in Instrument No. 20250716-0056113, Register's Office for Davidson County, Tennessee.
- Charter Of The Eleven-Thirtyfive Delmas Avenue Homeowners Association, Inc of record in Instrument Number 20241014-0079554, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill of record in Instrument Number 2025070-70053269, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2703 Bronte Ave, Nashville, Tennessee 37216**.

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 22nd DAY OF AUGUST, 2025.

CJ Management & Consulting, LLC

BY:_____
Christopher Jones
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER JONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CJ MANAGEMENT & CONSULTING, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of August, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/22/25 (date of document).

Jennifer Russell
Affiant Signature

8/27/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

