Name and Address of New Owner:
Peter Armanyous
5208 Baywind Dr. E.
Antioch, TN 37013

Send Tax Bills To:
Peter Armanyous
5208 Baywind Dr. E.
Antioch, TN 37013

Karen Johnson
Batch # 1369642
01/14/2026 11:39:11 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260114-0003400

This Instrument Prepared By:

CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 164-08-0A0133.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peter Armanyous, an unmarried man and Mariam Armanyous, an unmarried woman**" the Grantors," convey and quitclaim unto **Peter Armanyous, an unmarried man** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Final Plat, Section Three, Hallmark of record in Instrument No. 20150122-0006152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Peter Armanyous, an unmarried man and Mariam Armanyous, an unmarried woman by Quitclaim Deed from Peter Armanyous, an unmarried man, dated May 26, 2022 and recorded June 23, 2022, of record in Instrument No. 20220623-0071996, Register's office for Davidson County, Tennessee.

This property is known as 5208 Baywind Drive East, Antioch, TN 37013.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 9th day of January, 2026.

Peter Armanyous (SEAL)
Peter Armanyous

Mariam Armanyous (SEAL)
Mariam Armanyous

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2026, before me personally appeared Peter Armanyous and Mariam Armanyous, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of January, 2026.

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of January, 2026.

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

Notary Signature
My commission expires: