39B

Karen Johnson Davidson County
Batch # 1403472 DEEDWARR
04/08/2026 02:24:03 PM 2 pgs
Fees: $13.00 Taxes: $7,400.00
20260408-0028510

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Dana Goins and Scott Goins 4017 Utah Ave Nashville, TN 37209	Same as New Owner	103 04 0 367.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark Alan Boyajian and Pamela Mary Boyajian, Trustees of MAB and PMB Community Property Trust dated September 1, 2025** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Scott Goins and Dana Goins, husband and wife,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4017 Utah Avenue, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

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 Alan Boyajian and Pamela Mary Boyajian, as Co-Trustees of the MAB and PMB Community Property Trust , by Quitclaim Deed from Mark Boyajian and Pamela Boyajian, husband and wife, dated June 26, 2025, and recorded June 30, 2025, of record in Instrument No. 20250630-0051052, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Boyajian and Pamela Boyajian, husband and wife, by Warranty Deed from Travis L. Stork, a married man, dated August 20, 2020, and recorded August 24, 2020, of record in Instrument No. 20200824-0095181, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 4017 Utah Avenue, Nashville, TN 37209.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 2nd day of April, 2026.

MAB and PMB Community Property Trust dated July 14th, 2025

~~By:~~ Co-Trustee
Mark Alan Boyajian, Co-Trustee

By: Pamela Mary Boyajian, co-trustee
Pamela Mary Boyajian, Co-Trustee

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~DAVIDSON~~ Oconee

On this 2nd day of April, 2026, before me personally appeared Mark Alan Boyajian and Pamela Mary Boyajian, Trustees of MAB and PMB Community Property Trust dated July 14th, 2025 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 2nd day of April, 2026.

Glenda Smith
Notary Signature
My commission expires: 4-20-2031

GLENDA SMITH NOTARY PUBLIC STATE OF SOUTH CAROLINA MY COMMISSION EXPIRES 04/20/2031

AFFIDAVIT OF VALUE

STATE OF South Carolina)
COUNTY OF Oconee)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $2,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pamela Mary Boyajian
AFFIANT

Sworn to and subscribed before me this 2nd day of April, 2026.

Glenda Smith
Notary Public
My commission expires: 4-20-2031

GLENDA SMITH NOTARY PUBLIC STATE OF SOUTH CAROLINA MY COMMISSION EXPIRES 04/20/2031