WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415502 DEEDWARR
05/05/2026 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $983.83
20260505-0039956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/26/29

(AFFIX SEAL)

STEPHANIE ANN COLEMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES 3-26-29

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandy Clayton	New Owner	136-03-0C-052.00
(NAME)	(NAME)	
3840 Priest Lake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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 considerations, the receipt of which is hereby acknowledged, I/we Kimberly Demirjian and Wesley Demirjian, wife and husband, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Brandy Clayton, a single person, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 3, Lot 11, Section One, Heritage Village of Priest Lake Park, as shown on plat of record in Plat Book 4860, Page 98, and as established under Master Deed of record in Book 5097, Page 855, as amended in Book , Page 243; Book 5292, Page 747; Book 5292, Page 749; Book 5459, Page 679 and Instrument No. 20140314-0021490, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kimberly Demirjian and Wesley Demirjian, wife and husband by Warranty Deed from Michael Douglas Rakes, as sole Devisee under the Last Will and Testament and sole Heir at Law of Dorothy J. Cothron, Deceased, dated 06/28/2023, of record in Instrument No. 20230802-0059821, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3840 Priest Lake Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 4th day of May, 2026.

Kimberly Demirjian

Wesley Demirjian

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Demirjian and Wesley Demirjian, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of May, 2026.

Notary Public:
My Commission Expires: 1.31.29

TRACEY THURMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-4-26 (date of document).

Affiant Signature

5-4-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 of April, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027