Karen Johnson Davidson County
Batch# 1465144 DEEDQC
08/28/2026 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260828-0079998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irma Petrosyan and Regina S. Hamlet	New Owner	161 14 0B 105.00 CO
(NAME) 105 Highland Villa Drive	(NAME) Same	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

IRMA PETROSYAN, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IRMA PETROSYAN, A SINGLE WOMAN AND REGINA S. HAMLET, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN THE FOLLOWING TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 105 of Highland Villa Condominiums, a Condominium, a Horizontal Property Regime, located on Highland Villa Drive, Nashville, Tennessee, as shown on the plat of Highland Villa Condominiums, Condominium apartments recorded in Plat Book 6200 Page 473, said Register's Office and described in a Master Deed recorded in Book 7278 Page 312, as amended in Book 7347 Page 717, Book 7352 Page 630, Book 7467 Page 850, Book 7470 Page 153, Book 7600 Page 361, Book 8173 Page 84, Book 8199 Page 149, Book 8765 Page 610, and Book 10871 Page 232, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Irma Petrosyan, a single woman, by Deed dated June 26, 2018 from Paul A. Ross, recorded June 28, 2018, in Instrument No. 20180628-0062814, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved
This is improved X property, known as 105 Highland Villa Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 24 day of August, 2026

Irma Petrosyan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Irma Petrosyan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained

Witness my hand and seal this 24 day of August, 2026.

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary
My commission expires: 1/29/2028

Certificate of Authenticity

I, J. Trent Lehman, 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 8/24/26.

Date

Affiant Signature

8/24/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of August, 2026.

Notary's Signature

My Commission Expires: 3/29/28
Date

Notary's Seal (if on paper)

202608280079998