BILL GARRETT, Davidson County
Trans:T20130053526 DEEDQC
Recvd: 06/25/13 08:12 3 pgs
Fees:17.00 Taxes:0.00
20130625-0064883

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Robert Kenji Yakushi and
Annette Kim Yakushi, Co-Trustees,
Yakushi Family Trust
3607 Hampton Avenue
Nashville, TN 37215

Send Tax Bills To:
Same

Map and Parcel No.
Map 117 05
Parcel 065.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Robert K. Yakushi and Annette K. Yakushi, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Robert Kenji Yakushi and Annette Kim Yakushi, Co-Trustees, Yakushi Family Trust U/A dated October 25, 1995, as amended** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being the West 25 feet of Lot No. 14 and the East 75 feet of Lot No. 15 on the Plan of Henry Sperry's Subdivision, of record in Plat Book 974, Page 21, Register's Office, Davidson County, Tennessee. Said lots adjoin and front together 100 feet on the South side of Hampton Avenue and extend back between parallel lines, 315 feet to a dead line.

Being the same property conveyed to **Robert K. Yakushi and Annette K. Yakushi, husband and wife** by Warranty Deed from **William C. Weaver, IV and wife, Kristen R. Weaver**, dated May 9, 2011, of record in Instrument No. 20110513-0036800, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, and covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuand to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HENRY SPERRY'S SUBDIVISION, as recorded in Plat Book 974, Page(s) 21.

Easement recorded in Book 3943, Page 920.

Restriction for detached structure recorded at Instrument No. 20011031-0118710.
This is improved property known as **3607 Hampton Avenue, Nashville, TN 37215**.

(Description from prior deed of record).

* **Robert K. Yakushi and Robert Kenji Yakushi** are one and the same person.
* **Annette K. Yakushi and Annette Kim Yakushi** are one and the same person.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 18 day of June, 2013.

Robert K. Yakushi

Annette K. Yakushi

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Robert K. Yakushi**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of June, 2013.

Notary Public

My Commission Expires:
5/3/16

JOHN STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires May 3, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Annette K. Yakushi**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of June, 2013.

Notary Public

My Commission Expires:
5/3/16

JOHN STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires May 3, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 12 day of June, 2013.

Notary Public

My Commission Expires:
5/13/16

JOHN STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires May 3, 2016