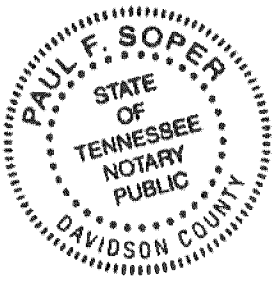
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16H DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Izumi Kaji	New owner	143-03-0B-038.00 CO
(NAME)	(NAME)	
6923 Highland Park Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 162192 DEEDWARR
11/19/2018 10:26:30 AM 4 pgs
Fees: $23.00 Taxes: $810.30
20181119-0113516

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED PAMELA ADELE BUSBY, GAIL CAMPBELL BUSBY, F/K/A GAIL CAMPBELL BUSBY SCHUSTER, AND SUZANNE ANITA BUSBY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IZUMI KAJI, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in County, Tennessee, being Unit No. 6923, on the Plan of Harpeth Glen Condominium, Phase III, of record in Plat Book 4675, page 64, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Harpeth Glen Condominium, a horizontal property regime established by Master Deed of record in in in Book 4546, page 658, Book 4630, page 504, Book 4775, page 384, Book 4872, page 973, Book 5178, page 138, Book 5583, page 756, Book 7538, page 346, Book 8017, page 310, Instrument No. 20010123-0006812, Instrument No. 20070724-0087868, and Scrivener's Affidavit of record in Instrument No. 20110624-0048453 said Register's Office.

Being the same property conveyed to GEORGE C. BUSBY, JR, AND WIFE, DORIS C. BUSBY, by deed from HARPETH GLEN CORP., a corporation, of record in Book 4876, page 435, dated December 13, 1974, said Register's Office. DORIS C. BUSBY having since died leaving GEORGE C. BUSBY, JR, as surviving tenant by the entirety.

Further being the same property conveyed to ROSE CAVINESS CARUTHERS BUSBY, AS TO A LIFE ESTATE AND AS TO 1/3 INTEREST in the remainder to PAMELA ADELE BUSBY, GAIL CAMPBELL BUSBY SCHUSTER AND SUZANNE ANITA BUSBY, AS TENANTS IN COMMON, by quitclaim deed from, GEORGE C. BUSBY, JR., of record in Book 9559, Page 971,

dated December 27, 1994, said Register's Office. GEORGE C. BUSBY, JR. having since died testate on or about November 25, 2013. Pursuant to the Last Will and Testament of GEORGE C. BUSBY, JR., in The Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), Docket No. 15P1591, said property was devised to PAMELA ADELE BUSBY, GAIL CAMPBELL BUSBY SCHUSTER AND SUZANNE ANITA BUSBY.

Further being the same property conveyed to PAMELA ADELE BUSBY, GAIL CAMPBELL BUSBY SCHUSTER AND SUZANNE ANITA BUSBY, by quitclaim deed from ROSE CAVINESS CARUTHERS BUSBY, of record in Instrument No. 20170130-0009649, dated January 13, 2017 and further in Instrument No. 20171114-0117094 and Instrument No. 20181101-0108471, dated November 1, 2018, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien due and payable, but not yet delinquent; all matters as shown on the Plan of Harpeth Glen Condominium, Phase III, of record in Plat Book 4675, page 64, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6923 Highland Park Drive, Nashville, TN 37205

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness our hands this 13th day of November, 2018.

Gail Campbell Busby

Pamela Adele Busby

Suzanne Anita Busby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Adele Busby and Suzanne Anita Busby, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 16th day of November, 2018.

Tricia Ball
Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/7/21

STATE OF MICHIGAN)
COUNTY OF Wayne)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail Campbell Busby , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal ~~at Nashville, TN~~ Detroit MI, this 13th day of November, 2018.

Christine Phelps
Notary Public

My Commission Expires:

CHRISTINE PHELPS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires August 08, 2024
Acting in the County of Wayne

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper):

