Karen Johnson Davidson County
Batch# 212967 DEEDWARR
04/02/2019 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20190402-0029794

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$415,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of March, 2019. Notary Public MY COMMISSION EXPIRES: 9/29/21 (AFFIX SEAL)

MICHELLE M. TOOLE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Satoshi Mitsumori 4924 Manassas Circle Brentwood, TN 37027	Guaranteed Rate, Inc 4410 N Ravenswood Ave. Chicago, IL 60640	171-03-0A-078.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kay B. Good, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Satoshi Mitsumori and Shihyen Pan, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 144, on the Plan of Section 3, Fredericksburg, of record in Book 7900, Page 509 as amended in Book 7900, Page 641, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to David M. Good and wife, Kay B. Good by Warranty Deed dated 11/02/2009 from Joan N. Yarborough and husband, John W. Laney of record in Instrument 200911060102900, Register's Office for Davidson County, Tennessee. The said David M. Good having since died on December 7, 2017 leaving the property vested solely in Kay B. Good as surviving tenant by the entirety.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4924 Manassas Circle, Brentwood, TN 37027

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 my hand this the 19th day of March, 2019.

Kay B. Good

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

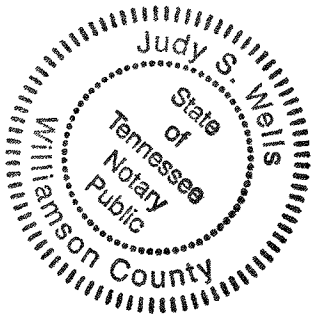
I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Kay B. Good personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th of March, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)



True Copy Certification

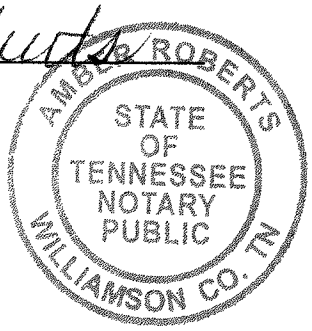
I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public



My Commission Expires: 8/29/20