Karen Johnson Davidson County
Batch# 247022 DEEDWARR
06/21/2019 03:11:59 PM 2 pgs
Fees: $13.00 Taxes: $1,015.65
20190621-0060291

Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1303

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00

Stephanie Weddell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of June, 2019.

Notary Public

Commission Expires: 9/11/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kara Tsugawa and Kevin Ergina 1406 Straightway Avenue Nashville, TN 37206	new owners	072-14-0-186.00

WARRANTY DEED

FOR AND IN 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, I/WE,

William T. Harris and Loree Beth Harris, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kara Tsugawa, a single woman and and Kevin Ergina, a single man, as joint tenants in common with right of surviorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the Northerly 100 feet of the Easterly half of Lot No. 39 (erroneously referenced as Lot 38 in prior deeds) on the Plan of HM. Doak's Subdivision, as of record in Book 332, Page 22, Register's ~~Of\u64257?ce~~ OFFICE for Said County.

Said part of Lot No. 39 fronts 50 feet on the Southerly side of Straightway Avenue and extends back between parallel lines 100 feet to a dead line.

Being the same property conveyed to William T. Harris and Loree Beth Harris, husband and wife by Warranty deed from Mooretown Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20151202-0121362 Register's Office for Davidson County, Tennessee, dated November 24, 2015 and recorded on December 02, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1406 Straightway Avenue, Nashville, TN 37206

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 so 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BR-19-1406

lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of June, 2019.

William T. Harris

Loree Beth Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William T. Harris and Loree Beth Harris** 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 Brentwood, Tennessee this 20th day of June, 2019.

Notary Public
My Commission Expires: 9/16/23

(Notary Seal)

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON