Karen Johnson Davidson County
Batch# 280381 DEEDWARR
09/04/2019 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $951.18
20190904-0088956

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Russell Skrabut
4438 Long Lane
Franklin, TN 37064

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 104-14-0F-006.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenji Ohno, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Russell Skrabut, married, hereafter called the GRANTEE,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 6 of Woodlawn Court Condominiums Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900 pages 862 and 863 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Kenji Ohno by Warranty deed from James R. Jones, married of record in Instrument No. 20020718-0086882 Register's Office for Davidson County, Tennessee, dated July 12, 2002 and recorded on July 18, 2002.

Final Decree of Divorce recorded between Hatairat Tongkumkul and Kenji Ohno in Case No. 06D-532 recorded in Instrument No. 20190628-0063095.

This is improved property known as: **2836 Woodlawn Drive, Nashville, Tennessee 37215**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 29th day of August, 2019.

WITNESS MY HAND on this the 29th day of August, 2019

Kenji Ohno

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kenji Ohno,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of August, 2019.

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/26/22

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $257,077.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 6/26/22

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 190460

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022