THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200527470** REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $782,000.00. Affiant Subscribed and sworn to before me, this 19th day of June, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Matthew Richard Apple and Mallory Kaur Guraya 2514 Westwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-15-0-322.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Yoshikuni Igarashi and Teresa A. Goddu, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew R. Apple, an unmarried man and Mallory K. Guraya, an unmarried woman"**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 65.0 feet of Lot No. 41 on the Plan of Belair (erroneously referred to as Plan of Eclair in previous deeds) as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 41 fronts 65.0 feet on the northerly side of Westwood Avenue and runs back between parallel lines, with the easterly margin of Tulip Avenue, 192.0 feet to the south line of Lot No. 38.

Being the same property conveyed to YOSHIKUNI IGARASHI and TERESA A. GODDU, HUSBAND AND WIFE, by deed from SUZANNE MACKILLOP FKA SUZANNE M. O'CONNOR, of record in Instrument No. 20000720-0071596, dated July 14, 2000 , said Register's Office.

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, 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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-15-0-322.00.

Matters shown on the Plan of record in Plat Book 332, page 6, said Register's Office.

This is improved property located at 2514 Westwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Karen Johnson Davidson County
Batch# 423153 DEEDWARR
06/22/2020 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,893.40
20200622-0066898

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2020.

Yoshikuni Igarashi

Teresa A. Goddu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Yoshikuni Igarashi and Teresa A. Goddu, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

True Copy Certification

I, **Jennifer Pennell,** 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.

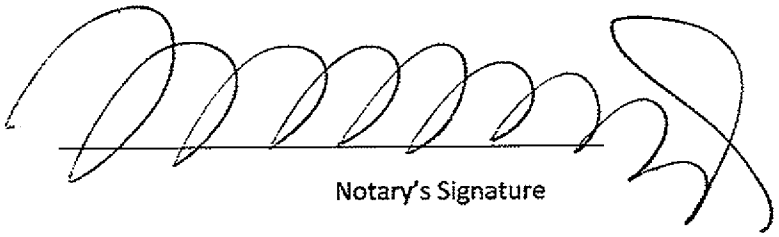


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

