Karen Johnson Davidson County
Batch# 466338 DEEDWARR
08/28/2020 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $743.70
20200828-0097950

WARRANTY DEED

LAJIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/21/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Titay B. Ayano	New Owner	Parcel ID: 135 12 0B 036.00
(NAME)	(NAME)	
2088 Nashboro Boulebard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Annesther Bush, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Titay B. Ayano, unmarried**, 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:

Lot 36, on the Plan of Horizontal Property Regime Private Element Plat, Nashboro Village-Tract 7, as shown on plat of record in Plat Book 11700, Page 49 and 50, which amends the plat of record in Book 4660, Page 156 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Annesther Bush, A Single Woman, by Warranty Deed from Brandon Simpson, Unmarried, of record in Instrument No. 20190528-0050239, in the Register's Office of Davidson County, Tennessee, dated May 23, 2019, and recorded on May 28, 2019.

Being the same property conveyed to Brandon Simpson, An Unmarried Man, by Warranty Deed from The Estate of Kerry L. Pentecost, of record in Instrument No. 20150921-0095364, in the Register's Office of Davidson County, Tennessee, dated August 26, 2015, and recorded on September 21, 2015.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2088 Nashboro Boulevard, Nashville, TN 37217

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 26th day of August, 2020

Annesther Bush

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal, this the 26th of August, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

True Copy Certification

I, Krystal Schuster, 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 Sumner

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, 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: 03/21/2022

