WARRANTY DEED

Karen Johnson Davidson County
Batch# 522283 DEEDWARR
12/01/2020 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $780.70
20201201-0139186

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-21-2024
(AFFIX SEAL)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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)
Nancy Carver 6952 HWY 70 South #116 Nashville, TN 37221	NEW OWNER	143-01-0C-016.00

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, **Richard Tyson and wife, Masami Izumida Tyson and Setsuko Izumida, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nancy Carver**, 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, State of Tennessee, being Unit Number 116 on the Plan of First Revision Horizontal Regime Common Element Plat West Port Landing Condominiums of record in Instrument No. 20040310-0027295, and as shown on the Master Deed of Record in Instrument No. 20031031-0160421, 20040526-0061758, and 20041201-0143197, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Setsuko Izumida, an unmarried woman and Richard Tyson and wife, Masami Izumida Tyson by Warranty Deed from Wesley Stoddard, a single man dated 07/13/2009 and recorded 07/16/2009, of record in Instrument 200907160066822, Register's Office for Davidson County, Tennessee.

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: 6952 HWY 70 South #116, Nashville, TN 37221

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/our hand(s) this the 19th day of November, 2020.

Richard Tyson by Masami Izumida Tyson, Attorney in Fact

Richard Tyson by Masami Izumida Tyson
Attorney in Fact

Masami Izumida Tyson

S. Izumida

Setsuko Izumida

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Masami Izumida Tyson individually and as Attorney in Fact for Richard Tyson and Setsuko Izumida with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

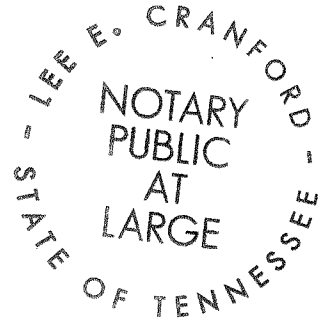
Witness my hand and official seal, this the 19th of November, 2020.

L. E. C.

Notary Public

My Commission Expires: 11/6/2023

(SEAL)



True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

