| | |
|---|---|
| **This Instrument Prepared By ~~and Returned To:~~**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20204051<br><br>**~~After Recording Return To The Above.~~** | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$336,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 1st day of December, 2020.<br><br>Notary Public<br>My Commission Expires: 9/7/24 |

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 524842 **DEEDWARR**
12/04/2020 02:51:12 PM 2 pgs
Fees: $13.00 Taxes: $1,243.20

20201204-0141342

**THIS INDENTURE**, made this 1st day of December, 2020, among:

**RACHEL A. FISHER AND HUSBAND, WILLIAM Z. FISHER**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**STACIE SHANNON KUDAMATSU, UNMARRIED**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Holt Woods, Section Eight of record in Plat Book 9700, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Rachel A. Fisher and husband, William Z. Fisher by Warranty deed from Jeremy W. Foster and Kendra M. Foster, husband and wife of record in Instrument No. 20080527-0053929 Register's Office for Davidson County, Tennessee, dated May 27, 2008 and recorded on May 27, 2008.**

**Being also known as 3517 Cobble Street Nashville, Tennessee 37211.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: B-RES-20-3517

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Rachel A. Fisher**

**William Z. Fisher**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Rachel A. Fisher and William Z. Fisher, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of December, 2020.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

**Owner Name & Property Address:**

Name: Stacie Kudamatsu
Address: 3517 Cobble Street
City, State, Zip: Nashville, TN 37211

**Responsible Party For Taxes:**

Name:
Address: NEW OWNER
City, State, Zip:

**Tax ID: 172-15-0A-103.00-CO**