Karen Johnson Davidson County
Batch# 600216 DEEDWARR
03/25/2021 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20210325-0039387

WARRANTY DEED

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

112313

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 10/12/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Shonkwiler and Kelsey Shonkwiler	Andrew Shonkwiler and Kelsey Shonkwiler	091010J00100CO
(NAME)	(NAME)	
6212 - A Louisiana Avenue	6212 - A Louisiana Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Kazu D. Hishida, unmarried man and Anna Mae Eppstein, unmarried woman** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew Shonkwiler and Kelsey Shonkwiler, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit 1 of 6212 Louisiana Avenue Cottages, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6212 Louisiana Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160725-0076377, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6212 Louisiana Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby made reference and made a part of the same as through copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kazu D. Hishida and Anna Mae Eppstein by deed dated December 4, 2020 from GMAT Holdings, GP of record in Instrument No. 20201216-0148415, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6212 - A Louisiana Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 17th day of March, 2021.

Kazu D. Hishida

Anna Mae Eppstein

State of Tennessee
County of Davidson

On this 17th day of March, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Kazu D. Hishida and Anna Mae Eppstein, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 17th day of March, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 21-Shonkwiler

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

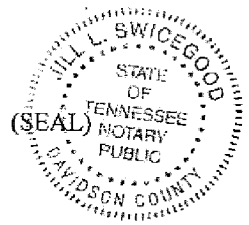
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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