**This document prepared by (and after recording return to):**
**Name:** **William Davis, Attorney, P.C.**
**Address:** **219 Ward Circle, Ste 6**
**City, State, Zip:** **Brentwood, TN, 37027**
**Phone:** **615-369-0039**
**File Number:** **WWD-3810**

Karen Johnson Davidson County
Batch# 625715 **DEEDWARR**
04/29/2021 12:00:51 PM 2 pgs
Fees: $13.00 Taxes: $2,118.25

20210429-0057529

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Elizabeth Ann Ryan, an unmarried woman,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Satoshi M. Noguchi and Julie A. Bishop, husband and wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Christiansted Valley, Phase 2, Revision 1, of record in Instrument Number 20010209-0012854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Elizabeth Ann Ryan, an unmarried woman, by Warranty Deed from Charles K. Lister and wife, Elizabeth K. Lister, dated 05/31/2018 and filed for record on 06/06/2018 in Instrument Number 20180606-00541835, Register's Office for Davidson County, Tennessee.

This is improved property also known as 208 White Court, Nashville, Tennessee 37211.

Map and Parcel: 172100B06100CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 20th day of April, 2021.

Elizabeth Ann Ryan -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Ann Ryan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of April, 2021.

(SEAL)

NOTARY PUBLIC

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$572,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 20th day of April, 2021.

(SEAL)

Affiant

NOTARY PUBLIC

My commission expires: 11-24-2024

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| Satoshi M. Noguchi and Julie A. Bishop | Churchill Mortgage |
| 208 White Court | 1749 Mallory Lane #100 |
| Nashville, TN 37211 | Brentwood, TN 37027 |