6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2021

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 08, 2025

(AFFIX SEAL)

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

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
Mary C. Worsham and Michael Worsham	CapStar Bank	081074G00100CO
(NAME)	(NAME)	
301 Culpepper Court	2002 Richard Jones Road, Ste A300	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 640035 **DEEDWARR**
05/19/2021 11:40:59 AM 2 pgs
Fees: $13.00 Taxes: $1,413.40

20210519-0067853

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, I, **Eden Yamaguchi, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mary C. Worsham and Michael Worsham, wife and husband,** 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 A of The Townhomes at 1924 14th Avenue North, a Horizontal Property Regime with Private Elements, as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170928-0099343, in the Register's Office for Davidson County,Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Eden Yamaguchi, a single person by deed dated August 17, 2018 from Pearl Properties, LLC of record in Instrument No. 20180821-0082885, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1924 14th Avenue North, Nashville, TN 37208
(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 ~~14th~~ 12th day of May, 2021.

Eden Yamaguchi

State of Hawaii
County of Honolulu

On this 12th day of May, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Eden Yamaguchi, 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 she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 12th day of May, 2021.

Notary Public Richard K. Proctor
My Commission Expires: 01/05/2022

File No.: 21-WorshamM

RICHARD K. PROCTOR
NOTARY PUBLIC
Comm. No. 13-478
STATE OF HAWAII

Doc. Date 05/12/2021 # Pages 2
Notary Name Richard K. Proctor First Circuit
Doc. Description Warranty Deed

05/12/2021
Notary Signature Date

RICHARD K. PROCTOR
NOTARY PUBLIC
Comm. No. 13-478
STATE OF HAWAII