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WARRANTY DEED

Karen Johnson Davidson County
Batch# 646593 DEEDWARR
06/01/2021 08:52:51 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210601-0072691

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

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF May, 20 21.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/5/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Kazu Hishida	SEND TAX BILLS TO: LoanDepot.com, LLC	MAP-PARCEL NUMBERS
(NAME) 2413 Lacy Street	(NAME) 26642 Towne Centre Drive	08106035600
(ADDRESS) Nashville, TN 37208	(ADDRESS) Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kaylee Dehart and Cullen Dehart***, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kazu Hishida, an unmarried man** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *** Both unmarried**

Land in the 8th, formerly the 13th Civil District of Davidson County, Tennessee, being part of Lot No.17 on the Plan of Nichol Property, as of record in Book 31, page 603, Register's Office for Davidson county, Tennessee, being Lot No. 36 on a survey, showing the subdivision of the Conrad Santi Property made by Z. J. Wilkinson, Surveyor, October, 1941, not of record, described according to said survey as follows:

Beginning at a point on the Southerly margin of Lacy Street at the Northwest corner of the properly conveyed to Jeter Edmon Cos and wife, by Deed from Juanita Santi Dowlen and husband, of record in Book 3401, page 78, said Register's Office; thence with the Southerly margin of said street Westwardly 61.5 feet; thence Southwardly 150 feet to the Northerly margin of a 15 foot alley; thence with same Eastwardly 61.5 feet to said Cox's Southwest corner; thence with said Cox's Western boundary line, Northwardly 150 feet to the beginning.

Being the same property conveyed to Cullen DeHart and Kaylee Leddy, unmarried as tenants in common with right of survivorship by Warranty deed from Joseph Spicer and Juanita Spicer, husband and wife of record in Instrument No. 20170406-0033709 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 06, 2017. (Value of consideration shown in aforementioned deed $242,400.00.)

FOR INFORMATION PURPOSES ONLY: 2413 Lacy St. Nashville, Tennessee 37208.

Being the same property conveyed to Cullen DeHart and Kaylee Leddy, unmarried

This conveyance is subject to all easements, restrictive covenants and conditions including those located at _____, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2413 Lacy St. 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 hand this 27 day of May, 2021.

Kaylee Dehart

Cullen Dehart

STATE OF California
COUNTY OF San Diego

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kaylee Dehart and Cullen Dehart**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of May, 2021.

Notary Public

My Commission Expires: June 27, 2024

JULY MAZZORATO
Comm. #2329960
Notary Public · California
San Diego County
Comm. Expires Jun 27, 2024