Warranty Deed

Karen Johnson Davidson County
Batch# 667205 DEEDWARR
06/29/2021 10:35:16 AM 3 pgs
Fees: $18.00 Taxes: $1,635.40

20210629-0087913

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $442,000.00. Nancy Enoch Affiant Subscribed and sworn to before me, this the 28th day of June, 2021. M. Catherine Clearwaters Notary Public My commission expires: 1-6-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amy Jackson Smith Ross Harris Smith	Movement Mfg 8024 Calvin Hall	104 02 3D 202.00
3210 West End Circle #202		
Nashville, TN 37203	Indian Lake, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RONALD H. FURUYAMA AND NANCY K. KAWAHARA, TRUSTEES OF FURUYAMA-KAWAHARA FAMILY TRUST DATED NOVEMBER 6, 2017**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSS HARRIS SMITH, UNMARRIED, AND AMY JACKSON SMITH, MARRIED, (SON AND DAUGHTER) AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Number 202 on the Plan of The Maxwell, as shown on and established by the Declaration of the Maxwell, a condominium, together with any storage unit and parking space specified in Exhibit F of said Declaration of the Maxwell, a condominium, of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description. The Easements, Restrictive Covenants, Bylaws, Conditions and Regulations imposed upon and relating to each Unit, property, co-owners or tenants of The Maxwell, a condominium, contained in the Declaration of the Maxwell of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee and are incorporated herein by reference and made a part hereof as though copied herein.

Being the same property conveyed to Ronald H. Furuyama and Nancy K. Kawahara, Trustees of the Furuyama-Kawahara Family Trust, dated November 6, 2017, by Quitclaim Deed from Ronald H. Furuyama and Nancy K. Kawahara, husband and wife, of record in Instrument No. 20180404-0031539, in the Register's Office of Davidson County, Tennessee, dated April 2, 2018 and recorded on April 4, 2018.

Being the same property conveyed to Ronald H. Furuyama and Nancy K. Kawahara, husband and wife, by Warranty Deed from Cynthia A. Long and Jack E. Moore, Jr. wife and husband, of record in Instrument No. 20170720-0073519, in the Register's Office of Davidson County, Tennessee, dated July 18, 2017 and recorded on July 20, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3210 West End Circle #202, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of June, 2021.

Furuyama-Kawahara Family Trust dated November 6, 2017

By: _____
Ronald H. Furuyama, Trustee

By: _____
Nancy K. Kawahara, Trustee

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald H. Furuyama and Nancy K. Kawahara, Trustees of Furuyama-Kawahara Family Trust dated November 6, 2017, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25 day of June, 2021.

_____
Notary Public

My Commission Expires: 1/13/23

GALINA L. RIVINA
Notary Public - California
Los Angeles County
Commission # 2275094
My Comm. Expires Jan 13, 2023

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA}
COUNTY OF LOS ANGELES}

On 6/25/21, before me, Galina L. Rivina, a Notary Public, personally appeared

Ronald H. Furuyama, Nancy K. Kawahara, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

GALINA L. RIVINA
Notary Public - California
Los Angeles County
Commission # 2275094
My Comm. Expires Jan 13, 2023