WARRANTY DEED

File #2021063795

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Karen Johnson Davidson County
Batch# 670081 DEEDWARR
07/02/2021 09:56:15 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20210702-0089873

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Tammy L Betts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2021.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 8/22/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Shigeru Mori and Louise Ann Engstrom, Mori	CASH	043-10-0C-012.00-CO
(NAME)	(NAME)	
8620 Holly Drive Suite 220	New Owner	
(ADDRESS)	(ADDRESS)	
Everett, WA. 98208		
(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, I/WE, **Ashley E. Prowant, single woman as sole owner,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Shigeru Mori and Louise Ann Engstrom, Mori, 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 No. 12 on the plan of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20070213-0018434, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley E. L. Prowant, single woman as sole owner by Warranty deed from KVR Homes LLC of record in Instrument No. 20181214-0121807 Register's Office for Davidson County, Tennessee, dated December 13, 2018 and recorded on December 14, 2018.

This conveyance is subject to: Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Bixler Farms Townhomes, a horizontal property regime with private elements of record in Instrument No. 20070213-0018434, and in Instrument No. 20160115-0004365, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.; Easement to Madison Suburban Utility District of record in Book 2991, Page 287, in the Register's Office for Davidson County, Tennessee.; Easement to Bellsouth of record in Instrument No. 20070521-0060525, in the Register's Office for Davidson County, Tennessee.; Easement and Maintenance Agreement of record in Instrument No. 20100317-0020036, in the Register's Office for Davidson County, Tennessee.; Detention Facility and Easement Agreement of record in Instrument No. 20051129-0143580, in the Register's Office for Davidson County, Tennessee.; Stormwater Detention Agreement of record in Book 6193, Page 129, in the Register's Office for Davidson County, Tennessee.; Stormwater Detention Agreement of record in Instrument No. 20060526-0062409, in the Register's Office for Davidson County, Tennessee.; Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20060526-0062495, in the Register's Office for Davidson County, Tennessee.; Easement Grant and Agreement to Remove House of record in Instrument No. 20051129-0143579, in the Register's Office for Davidson County, Tennessee.; Transmission line easement of record in Book 1196, Page 207, in the Register's Office for Davidson County, Tennessee.; Sanitary sewer easement of record in Book 8870, Page 845, in the Register's Office for Davidson County, Tennessee.; Notice of Interest in Real Estate of record in Instrument Number 20160115-0004365, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **200 Jenna Lee Circle, Nashville,TN,37115**

(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 our hands this 29th day of June, 2021.

Ashley E. Prowant

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Ashley E. Prowant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 29th day of June, 2021.

Commission expires:

8/22/22

Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128