Karen Johnson Davidson County
Batch# 689832 DEEDWARR
08/04/2021 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20210804-0104816

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2021.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/24/22
File No. G21-13404

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kazuko Uramoto and Thomas Harper (NAME)	Lending Hand Mortgage, LLC (NAME)	29-38
4360 Grays Point Road (STREET ADDRESS)	510 Lentz Drive (STREET ADDRESS)	
Nashville, TN 37080 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Debra Jean Garris, an unmarried woman and Terri Lynn Moore, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kazuko Uramoto and Thomas Harper, 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:

Beginning at a point in the center of Gray's Point Road at the intersection of the center of said road, and the southwestern boundary of the J.E. Proctor property; thence with said Proctor's line, north 41 degrees 45 feet west 260 feet to a pin in Krantz's line; thence with same, south 45 degrees 30 feet west 334 feet to a pin; thence south 57 degrees east 350 feet to the center of said road; 2.03 acres more or less.

Being the same property conveyed to Debra Jean Garris and Terri Lynn Moore, as tenants in common by Deed dated June 3, 2008 from Alma Elizabeth Moore, recorded October 7, 2009, in Instrument Number 20091007-0093238, in the Official Records of Davidson County, Tennessee.

This is not the principal residence of the Grantor herein.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4360 Grays Point Road, Joelton, TN 37080.

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. Whenever 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 hand(s) this 2nd day of August, 2021.

Debra Jean Garris

Debra Jean Garris

Terri Lynn Moore

Terri Lynn Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2021, before me personally appeared Debra Jean Garris, Terri Lynn Moore and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 2nd day of August, 2021.

Notary Signature
My commission expires: 3/21/25

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/03/2021 (date of document).

Affiant Signature

8/03/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3rd day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY