Karen Johnson Davidson County
Batch# 720343 DEEDWARR
09/21/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,674.25
20210921-0126372

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215745 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$452,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 17th day of September, 2021. Notary Public My Commission Expires: 03/26/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

THIS INDENTURE, made this 14th day of September, 2021, among:

BRIAN DUNN, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CHELSEA MARIE YOSHIKAWA

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Section 10, Holt Woods of record in Plat Book 9700, Page (s) 281 and 282, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Dunn, single man by Warranty deed from David S. Taylor and wife, Sheryl K. Taylor of record as Instrument No. 20131206-0124478, Register's Office for Davidson County, Tennessee, dated December 04, 2013 and recorded on December 06, 2013. Being also known as 1509 Crosswind Drive Nashville, Tennessee 37211.

Brian Dunn has since married. Emeline Dunn joins in executing this deed, conveying any marital interest he may have in said property.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Brian Dunn

Emeline Dunn

State of NC
County of Mecklenburg

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Brian Dunn and Emeline Dunn**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of September, 2021.

SUZANNE R WESTON NOTARY PUBLIC MECKLENBURG COUNTY, NC MY COMMISSION EXPIRES 2/11/25

Notary Public
My Commission Expires: 02/11/2025

Owner Name & Property Address:

Name: Chelsea Marie Yoshikawa
Address: 1509 Crosswind Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 172-15-0A-164.00-CO

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 09/14/2021 (date of document).

Jennifer Russell
Affiant Signature

09/17/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

