Karen Johnson Davidson County
Batch# 748959 DEEDWARR
11/03/2021 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,412.40
20211103-0147212

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $652,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2021.

Notary Public
MY COMMISSION EXPIRES: 4/23/25
File No. G21-14331

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Braydon Kaiser Tsuyuki and Alexandra Ximena Rivera (NAME)	Same ~~New Owner~~ (NAME)	017-00-0-262.00
2253 Luster Road (STREET ADDRESS)	" (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	" (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, **Shirlee Burch-Stevens, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Braydon Kaiser Tsuyuki and Alexandra Ximena Rivera, 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 the 10th Civil District of Davidson County, Tennessee, containing 2.78 acres, more or less, as shown on the plan of Division of the James P. Skaggs land of record in Book 5190, Page 234, Register's Office for Davidson County, Tennessee:

BEGINNING at a point 1071 feet, more or less, North of Lickton Pike and the Westerly margin of Luster Road; thence leaving the margin of Luster Road North 77 degrees 34' 28" West 369.40 feet to an iron pin in a fence; thence with said fence North 17 degrees 07' 33" East, 288.62 feet to an iron pin; thence continuing with said fence South 84 degrees 16' 38" East 430.59 feet to a point in the Westerly margin of Luster Road; thence with the margin of the same, South 31 degrees 31' 26" West 46.21 feet; thence South 30 degrees 00' 30" West, 60.81 feet; thence South 26 degrees 35' 32" West, 101.07; feet; thence South 23 degrees 17' 41" West, 97.27 feet; thence South 19 degrees 31' 36" West, 43.08 feet to the point of beginning.

Being the same property conveyed to Shirlee Burch-Stevens, a single person by Deed dated February 6, 2020 from Shirlee Burch-Stevens, Trustee of Burch-Stevens Trust dated February 19, 2005, recorded February 7, 2020, in Instrument Number 20200207-0014456, see also previous deed dated July 3, 2019 and recorded July 11, 2019 in Instrument Number 20190711-0067716 and deed dated July 24, 2009 and recorded July 28, 2009 in Instrument

Number 20090728-0070736, in the Register's Office for Davidson County, Tennessee. Shirlee E. Burch-Stevens and Shirlee Burch-Stevens is one in the same person.

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

The 2021 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 2253 Luster Road, Goodlettsville, TN 37072.

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 27th day of October, 2021.

Shirlee Burch-Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October, 2021, before me personally appeared Shirlee Burch-Stevens, 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 27th day of October, 2021.

Notary Signature
My commission expires: 3/21/

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 10/24/2021 (date of document).

Affiant Signature

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 30 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY