WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-23-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jensen Masuda	New Owner	14715014500
(NAME)	(NAME)	
539 Highcrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 754354 **DEEDWARR**
11/15/2021 09:22:55 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20211115-0151408

For and in consideration of the sum of ten dollars, 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 **Caleb Kuhl and Lindsey Kuhl, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jensen Masuda and Sierra Masuda, husband and wife**, hereinafter called the GRANTEE(S), their 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 Lot No. 67 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page (s) 82 through 84, Inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 67 fronts 119.9 feet on the South side of Highcrest Drive and runs back between lines, 239 feet on the East line and 257 feet on the West line to a dead line in the rear, measuring 124.4 feet thereon.

Being the same property conveyed to Caleb Kuhl and Lindsey Kuhl, husband and wife by Warranty Deed from Ashley E. Hodge and husband Logan White, dated 12/12/2018 and recorded 12/14/2018, of record in Instrument 201812140121621, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Book 2331, Page 82, Book 2331, Page 83, and Book 2331, Page 84; (2) Covenants, conditions, easements and restrictions recorded in Book 2481, Page 499, in the Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 539 Highcrest Drive, Nashville, TN 37211

(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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 5th day of November, 2021.

Caleb Kuhl by Jill Swicegood Attorney in Fact

Caleb Kuhl by Jill Swicegood, Attorney in Fact

Lindsey Kuhl by Jill Swicegood Attorney in Fact

Lindsey Kuhl by Jill Swicegood, Attorney in Fact

State of Tennessee
County of Williamson

On this 5th day of November, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jill Swicegood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Caleb Kuhl and Lindsey Kuhl, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20211115-0151407 in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 5th day of November, 2021.

Michelle Lee Pepper

Notary Public:

My Commission Expires: July 24, 2023



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027