Karen Johnson Davidson County
Batch# 801381 DEEDWARR
02/07/2022 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220207-0013910

Name and Address of New Owner:
Anestassia Zandra Cadag Yu and Toshinori Agari
247 Hickorydale Drive
Nashville, TN 37210

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 094-08-0-059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maureen Britt and Stephen Britt, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anestassia Zandra Cadag Yu, an unmarried woman and Toshinori Agari, an unmarried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 58 on the Plan of Clover Nook, as shown by plat of record in Book 2900, Page 52, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Robert O. Brusseau and wife, Eunice L. Brusseau by Warranty Deed from Ray G. Rickman and wife, Anna Jane Rickman of record in Book 4907, page 548, Register's Office for Davidson County, Tennessee, dated April 24, 1975 and recorded on April 28, 1975. (Value or consideration shown in aforementioned deed $25,000.00.)

The said Robert O. Brusseau having predeceased Eunice L. Brusseau, leaving her as surviving tenant by the entirety.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Eunice L. Brusseau of record in Instrument No. 20201026-0123758, Register's Office for Davidson County, Tennessee, dated October 20, 2020 and recorded on October 26, 2020. (Value of consideration shown in aforementioned deed $205,000.00.)

Being the same property conveyed to Maureen Britt by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20201029-0126059 Register's Office for Davidson County, Tennessee, dated October 20, 2020 and recorded on October 29, 2020. (Value of consideration shown in aforementioned deed $216,000.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 247 Hickorydale Drive, Nashville, Tennessee 37210.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of January, 2022.

Maureen D. Britt (SEAL)

Stephen Britt (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Maureen D. Britt and Stephen Britt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of January, 2022.

Becky Elizabeth Burch
Notary Public
My commission expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of January, 2022.

Emily Manno
Notary Public
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

File No. EC-22-379

Certificate of Authenticity

I, Emily Manno, 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 1/24/22.

Date

Emily Manno

Affiant Signature

1/24/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of January, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON