WARRANTY DEED

Karen Johnson Davidson County
Batch# 818888 DEEDWARR
03/10/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20220310-0027469

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $710,000.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of March, 2022.

NOTARY PUBLIC

My commission expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 22-1010 DAKE

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney Kimiko Dake and Dexter Dake	Same as owner	
(NAME)	(NAME)	115-02-0-080.00
703 Clematis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Bouncha Home, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sydney Kimiko Dake and Dexter Dake, 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:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Crest Meade Subdivision, Section 3 as of record in Plat Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 146 fronts 228.8 feet on the westerly side of Clematis Drive and runs back between converting lines 332.1 feet on the northerly line and 369 feet on the southerly line to a point.
Being the same property conveyed to Thomas W. Gauger and wife, Lori A. Gauger by Warranty deed from Anne H. Lawrence, unmarried of record in Instrument No. 20050824-0100880 Register's Office for Davidson County, Tennessee, dated August 22, 2005 and recorded on August 24, 2005.

Being the same property conveyed to Bouncha Home, LLC by Warranty deed from Thomas W. Gauger and wife, Lori A. Gauger of record in Instrument No. 20210329-0041070 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on March 29, 2021.

Being also known as 703 Clematis Drive Nashville, Tennessee 37205.

DESIGNATED as Tax ID: 115-02-0-080.00

This is
unimproved ☐
improved ☒ property known as 703 Clematis Drive, Nashville, TN 37205

(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 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. 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.

Witness my hand this the 1st day of March, 2022.

Bouncha Home, LLC

BY: Steven James Bounchareune, Director

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Steven James Bounchareune, Director for Bouncha Home, LLC with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledges that he is the Director of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Mt Juliet, TN on this the 1st day of March, 2022

Notary Public

My Commission Expires: 3/25/2023

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 March 1, 2022.

Signature
Date: March 1, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 1st day of March, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD