Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220440622

Karen Johnson Davidson County
Batch# 854085 DEEDWARR
05/12/2022 10:24:16 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00
20220512-0054552

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $610,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of May, 2022.

Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Glenn Satoshi Matsuda Revocable Living Trust 2195 Piimauna Street Honolulu, HI 96821	New Owner	Tax Parcel ID No. 187-05-0A-011.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Klotz and Lacey Klotz, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Glenn Satoshi Matsuda and Doreen Yoshiko Matsuda, Trustees of the Glenn Satoshi Matsuda Revocable Living Trust dated March 14, 2018** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat of Burkitt Springs, Phase 4B of record in Plat at Instrument No. 20160802-0079556, corrected by Scrivener's Affidavit of Plat Correction of record in Instrument No. 20190109-0002443, 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 Christopher Klotz and Lacey Klotz, husband and wife by Warranty deed from Matthew Kyle Wayne Brown and wife, Allison Tyree Brown of record in Instrument No. 20190802-0076594 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 02, 2019. Being also known as 1160 Frewin Street Nolensville, Tennessee 37135.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Instrument No. 20160802-0079556, corrected by Scrivener's Affidavit of Plat Correction of record in Instrument No. 20190109-0002443, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20140110-00002949, Instrument No. 20150908-0091208, Instrument No. 20160126-0007545, Instrument No. 20170118-0005499, and Instrument No. 20170925-0097954, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Stormwater Easement of record in Instrument No. 20130514-0048379, in the Register's Office for Davidson County, Tennessee.
Overhang Easement of record in Instrument No. 20140204-0009867, in the Register's Office for Davidson County, Tennessee.
Anchor Easement of record in Instrument No. 20140204-0009866, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1160 Frewin Street Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2022.

Christopher Klotz

Lacey Klotz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Klotz and Lacey Klotz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 06 2022