6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 859346 **DEEDWARR**
05/20/2022 08:30:24 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220520-0058434

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2022

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clark Adrian	First Choice Lending Services, LLC	08106035600
(NAME)	(NAME)	
2413 Lacy Street	9821 Cogdill Road, Ste 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Knoxville, TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kazu Hishida, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Clark Adrian, unmarried,** 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 80' formerly 13th Civil District of said county and state, being part of Lot No. 17 on the Plan of Nichol Property, as of record in Book 31, page 603, Registers Office for Davidson County, Tennessee, being Lot No. 36 on a survey, showing the subdivision of the Conrad Santi Property made by Z. J. Wilkinson, Surveyor, October, 1941, not of record, described according to said survey as follows:

Beginning at a point on the southerly margin of Lacy Street at the northwest corner of the properly conveyed to Jeter Edmon Cos and wife, by Deed from Juanita Santi Dowlen and husband, of record in Book 3401 page 78, said Register's Office; thence with the southerly margin of said street westwardly 61.5 feet; thence southwardly 150 feet to the northerly margin of a 15 foot alley; thence with same eastwardly 61.5 feet to said Cox's southwest corner; thence with said Cox's western boundary line, northwardly 150 feet to the beginning.

Being the same property conveyed to Kazu Hishida, an unmarried man by deed from Kaylee DeHart and Cullen Dehart, both unmarried of record in Instrument No. 20210601-0072691, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kaylee Dehart and Cullen Dehart by deed dated March 31, 2017 of record in Instrument No. 20170406-0033709, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2413 Lacy Street, Nashville, TN 37208
(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/our hands this 18th day of May, 2022.

Kazu Hishida

State of Tennessee
County of Davidson

On this 18th day of May, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Kazu Hishida, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 18th day of May, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 22-Adrian