This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 904510 DEEDQC
08/17/2022 02:31:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220817-0093345

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Kazuhiko and Ethel Kawamura, Co-Trustees of the Kawamura Tennessee Community Property Trust 5908 Robert E. Lee Drive Nashville, TN 37215	Same	145 09 0 069.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **KAZUHIKO KAWAMURA and wife, ETHEL R. KAWAMURA**, ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **KAZUHIKO KAWAMURA** and **ETHEL R. KAWAMURA, as the Co-Trustees of the Kawamura Tennessee Community Property Trust**, and its successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Tyne Valley Estates, Section IX, as of record in Book 3700, pages 65 and 66, Register's Office for said County.

Said lot fronts 248 feet on the northerly side of Robert E. Lee Drive and runs back 235.2 feet on the westerly line and 300.5 feet on the easterly line to a dead line in the rear on which it measures 186.9 feet.

Being the same property conveyed to Kazuhiko Kawamura and wife Ethel R. Kawamura by warranty deed from Albert W. Shean, III and wife, Mary Ellen Stone Shean of record in Book 7781, Page 540, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

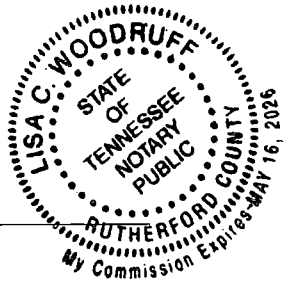
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 17th day of August, 2022.

Ethel R. Kawamura
Affiant

Lisa C Woodruff
Notary Public

My Commission Expires: 

This is improved property known as 5908 Robert E. Lee Drive, Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 17th day of August, 2022.

K. Kawamura
KAZUHIKO KAWAMURA

Ethel R. Kawamura
ETHEL R. KAWAMURA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZUHIKO KAWAMURA and wife ETHEL R. KAWAMURA, the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of August, 2022.

Lisa C Woodruff
Notary Public

My Commission Expires: 