2022-0357

WARRANTY DEED

Karen Johnson Davidson County
Batch# 907306 DEEDWARR
08/24/2022 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $3,755.50
20220824-0095544

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,015,000.00.

Affiant

Subscribed and sworn to me on 08/22/22.

NOTARY PUBLIC

My Commission Expires: 6/22/24

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Norman Ozawa 2405 Chapman Dr. Unit 2 Nashville, TN 37206	Norman Ozawa 2736 N. Coventry St Orange, CA 92867	083 11 0J 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ASG Investments, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Norman Ozawa and Christine Ozawa, husband and wife, and Bryan Ozawa, a married man, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 2 on the plan of 2405 A Chapman Drive Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2405 A Chapman Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210713-0094349 and amended in Instrument No. 20220819-0094167, Register's Office of Davidson County, Tennessee, to which reference is hereby made.
>
> Being also known as part of Lot 1 on the Resubdivision of Lot 82 Eastland Acres, Section II, as shown of record in Instrument No. 20210622-0084007, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to ASG Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Pamela A. Gilliam, an unmarried woman, of record in Instrument No. 20210302-0026280, Register's Office for Davidson County, Tennessee, dated February 26, 2021, and recorded on March 2, 2021.
>
> Being part of the same property conveyed to Pamela A. Gilliam, an unmarried woman by Warranty Deed from Robert A. Hoffman and wife, Sherry J. Hoffman, of record in Book 11558, Page 158, Register's Office for Davidson County, Tennessee, dated June 25, 1999 and recorded on July 06, 1999.
>
> This is Improved property, known as 2405 Chapman Dr. Unit 2, Nashville, TN 37206

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the

said land to the said GRANTEES, their successors 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 our hands on 08/22/22.

ASG Investments, LLC

Brenda Lewis

By: Brenda Lewis, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Brenda Lewis (with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of ASG Investments, LLC, a Tennessee limited liability company, the within named bargainer, and that she as such Authorized Agent of ASG Investments, LLC and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent of ASG Investments, LLC.

Witness my hand and official seal on 08/ 22 /22.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 8/22/22 (date of document).

Affiant Signature

8/24/22
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

