WARRANTY DEED

Karen Johnson Davidson County
Batch# 914927 DEEDWARR
09/09/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220909-0101196

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/07/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/15/2026

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4107

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Henry James Murakami and Stephanie Minogue	New Owner	085 14 0A 220.00
220 Riverstone Court		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Alexander H. Mills and Kaitlin Elizabeth Krupp, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Henry James Murakami and Stephanie Minogue, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 220 on the Plan of Phase One Riverstone Condominium, of record in Plat Book 6200, Page 466, amended in Plat Book 6900, Page 317, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Riverstone Condominium, a Horizontal property regime established by Master Deed and By-Laws of record in Book 6998, Page 839, as restated in Book 7245, Page 211, and amended in Book 11016, page 159, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alexander Mills, an unmarried man, by deed dated 12/18/2018, and recorded 12/20/2018, from Ronald P. Mills and Jo B. Mills, husband and wife, of record in Instrument Number 20181220-0123600, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 220 Riverstone Court Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on September 6, 2022.

Alexander H. Mills

Kaitlin Elizabeth Krupp

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Alexander H. Mills and Kaitlin Elizabeth Krupp, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 6, 2022.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D. BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-4107

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 9/6/2022.

Affiant Signature

9/8/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/8/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON