Karen Johnson Davidson County
Batch# 919146 DEEDWARR
09/20/2022 03:16:10 PM 2 pgs
Fees: $13.00 Taxes: $4,192.10
20220920-0104671

**This instrument prepared by:**
**Brian Lavoy Payne, Attorney at Law, PLLC**
**3200 West End Avenue, Suite 500**
**Nashville, TN 37203**
**TN BPR # 11639**
**P 615.414.1368 F 615.915.4964**

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION 9-20-2025

**STATE OF TENNESSEE**
**COUNTY OF** Davidson
**The actual consideration or value, whichever is greater, for this transfer is $1,133,000.00.**

**Affiant**

**Subscribed and sworn to before me, this** 31 **day of AUGUST, 2022.**

**Notary Public**
**My commission expires:** _____

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Chesnut Infill, GP<br>1745 Gary Lane<br>Hopkinsville, KY 42240 | New Owner | 117 13 0 075.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kaori Saito and Tony Craig King, wife and husband,** hereinafter referred to as GRANTORS, have bargained and sold, and do hereby transfer and convey **to Chesnut Infill GP, a Tennessee general partnership,** hereinafter called the Grantee, his successors 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 Lot No. 64 on the Map of Woodmont Estates, No. 2, as of record in Book 1130, Page 99, Register's Office for said County.

Being the same property conveyed to Kaori Saito and Tony Craig King, wife and husband, by Quitclaim Deed from Kaori Saito, a married woman, and Reiko Saito, an unmarried woman, of record in Instrument No. 20210916-0124919, in the Register's Office of Davidson County, Tennessee, dated September 16, 2021 and recorded on September 16, 2021.

Being the same property conveyed to Kaori Saito, an unmarried woman, and Reiko Saito, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Richard B. Hart and wife, Jean S. Hart, of record in Instrument No. 20110622-0047865, in the Register's Office of Davidson County, Tennessee, dated June 20, 2011 and recorded on June 22, 2011.

This property is improved property known as 2815 Kenway Road, Nashville, TN 37215.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 31st day of AUGUST, 2022.

KAORI SAITO

TONY CRAIG KING

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAORI SAITO and TONY CRAIG KING**, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 31st day of AUGUST, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
COUNTY OF DAVIDSON