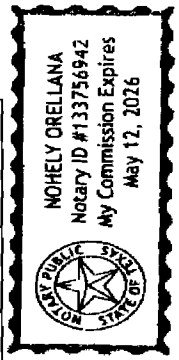
Karen Johnson Davidson County
Batch# 936076 DEEDWARR
10/31/2022 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,974.80
20221031-0117616



WARRANTY DEED	State of ~~Tennessee~~ Texas County of ~~Davidson~~ Collin The actual consideration or value, whichever is greater, for this transfer is **$804,000.00.** Affiant Subscribed and sworn to before me, this the 31st day of October, 2022. Notary Public My commission expires: 5-12-2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kimberly Fox	**Kimberly Fox**	**081-08-2N 001.00 CO**
1809 A 7th Avenue N.	**1809 A 7th Avenue N.**	
Nashville, TN 37208	**Nashville, TN 37208**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jun Iwasaki a married man who acquired title as an unmarried man, joined in execution by his wife, Paige Iwasaki

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly Fox, a married woman, as sole ownership

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 Davidson County, Tennessee, being Unit A on the Plan of 1809 Cottages, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 1809 Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140826-0077664 and amended in Instrument No. 20141006-0092215, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 1809 Cottages, shown on Exhibit "B" to the Amendment to the Declarations of record in Instrument No. 20141006-0092215, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Jun Iwasaki, an unmarried man, by Deed dated December 19, 2017, from Francee Cote, married, of record in Instrument No. 20171221-0130347, Register's Office of Davidson County, Tennessee.

Paige Iwasaki, spouse of the above named Jun Iwasaki, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "B" to the Amendment to the Declaration, in Instrument No. 20141006-0092215, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee. 3) Restrictive Covenant for Detached structure of record in Instrument No. 20141008-0093396, Register's Office for Davidson County, Tennessee. 4) Charter of 1809 Cottages Owner Association of record in Instrument No. 20140826-0077663, Register's Office for Davidson County, Tennessee. 5) Declaration of Covenants, Conditions and Restrictions for 1809 Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140826-0077664, amended in Instrument No. 20141006-0092215, Register's Office for Davidson County, Tennessee. By-Laws of Appended thereto. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **1809 A 7th Avenue N. , Nashville, TN 37208**

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 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 hand(s) this 5th day of **October, 2022.**

Jun Iwasaki

Paige Iwasaki

Paige Iwasaki

STATE OF Kansas)
COUNTY OF Johnson)

Personally appeared before me, a Notary Public of said County and State, **Jun Iwasaki and Paige Iwasaki,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Overland Park (city), Kansas (state), this 5th day of **October, 2022.**

Notary Public

My Commission Expires: 4/28/2026

LYDIA ASHENAFI
Notary Public – State of Kansas
My Appointment Expires 4/28/2026

Tennessee Certification of Electronic Document

I, Shaun Roberts, 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 October 5, 2022 (date of document).

Affiant Signature

10/31/2022
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 31 day of October, 2022.

Nohely Orellana
Notary's Signature

MY COMMISSION EXPIRES: 5·12·2026

NOTARY'S SEAL

NOHELY ORELLANA
Notary ID #133756942
My Commission Expires
May 12, 2026