Karen Johnson Davidson County
Batch# 998359 DEEDWARR
05/02/2023 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20230502-0032223

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Rachel Mintz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2023.

Margaretta R. Kennedy
Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MARGARETTA R. KENNEDY

02-NSH23-05779

Address of New Owner:	Send Tax Bills to:	Tax Information:
Trustees of the Carpenter Family Living Trust dated March 15th, 2017 21 Vaughns Gap Rd. #82 Nashville, TN 37205	New Owner	129 15 0A 082.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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,**Sharon Taguchi, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph Lee Carpenter and Martha Brown Carpenter, as Trustees of the Carpenter Family Living Trust dated March 15th, 2017**, hereinafter called the Grantees, their 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 Unit No. 82 of Belle Meade Highlands Condominium created under T.C.A. 66-27-101 et. Seq. and as established by a Master Deed of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111; Instrument No. 20220520-0058927, Instrument No. 20220520-0058928, as amendment to By-laws recorded in Instrument No. 20071025-0126213; in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Sharon Taguchi, by Warranty Deed from Scott H. Cheuvront, of record in Instrument No. 20070516-0058564, in the Register's Office of Davidson County, Tennessee, dated April 26, 2007 and recorded on May 16, 2007.

Michael Grafton Smith, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 21 Vaughns Gap Rd. #82, Nashville, TN 37205

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 ourselves, our 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 27th day of April, 2023

Michael Grafton Smith

Sharon Taguchi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Grafton Smith and Sharon Taguchi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 27th day of April, 2023.

Notary Public

My Commission Expires: 06/14/25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 5/1/2023.

Affiant
Date: 5/1/2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 1st day of May, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY