Karen Johnson Davidson County
Batch# 998847 DEEDWARR
05/02/2023 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230502-0032528

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 23044435** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00 Affiant Subscribed and sworn to before me, this 28th day of April, 2023. Notary Public My Commission Expires: 9/20/2025

WARRANTY DEED

Address New Owner: Elliot Snowtrain Entertainment Services, LLC 2001 Remington Park Road Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064-16-0D-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tomohisa Thomas Ishii and Barbara Elisabeth Ishii, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Elliot Snowtrain Entertainment Services, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel ofland in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 185, as shown on the map entitled Section One Truxton Park, of record in Instrument No. 20001026-0106272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TOMOHISA THOMAS ISHII and BARBARA ELISABETH ISHII, HUSBAND AND WIFE, by deed from SCOTT FABER AND TANISHA FABER, HUSBAND AND WIFE, of record in Instrument No. 20051017-0124916, dated January 13, 2005 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 064-16-0D-001.00 CO.

Matters shown on the Plan of record 20001026-0106272, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20001011-0100896 and Instrument No. 20001030-0107559, said Register's Office.

By-Laws ofrecord in Instrument No. 20001101-0108604, said Register's Office.

This is improved property located at 2001 Remington Park Road Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2023.

Tomohisa Thomas Ishii

Barbara Elisabeth Ishii

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tomohisa Thomas Ishii and Barbara Elisabeth Ishii, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/16/2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 28, 2023.

J. Carlton Drumwright

April 28, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 28, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY