Karen Johnson Davidson County
Batch# 1023454 DEEDWARR
07/06/2023 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $3,070.63
20230706-0051778

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644825**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $829,900.00. Affiant Subscribed and sworn to before me, this 5th day of July, 2023. Notary Public My Commission Expires: 01.05.2024

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Melissa Wohlers 6612 Ellesmere Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-10-0-038.00

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, **Masakazu Shiota and Chiyo Shiota, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Melissa Wohlers, single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 61, as shown on the map entitled West Meade Park, Inc. Section 3, of record in Plat Book 3300, page 23, 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 MASAKAZU SHIOTA and CHIYO SHIOTA, HUSBAND AND WIFE, by deed from JOHN C. PHIPPS, II AND WIFE, PATRICIA S. PHIPPS, of record in Book 10287, page 641 , dated December 6, 1996 , 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. 129-10-0-038.00.

Matters shown on the Plan of record in Plat Book 3300, page 23, said Register's Office.

This is improved property located at 6612 Ellesmere Road Nashville TN 37205

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 5th day of July, 2023.

Masakazu Shiota

Chiyo Shiota

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Masakazu Shiota and Chiyo Shiota, 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 5th day of July, 2023.

Notary Public



My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Lutece Bone, 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 07/05/2023 (date of document).

Affiant Signature

07/06/2023
Date

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 06 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

