Karen Johnson Davidson County
Batch# 1029049 DEEDWARR
07/21/2023 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20230721-0056165

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: July 24, 2023
(AFFIX SEAL)

MICHELLE SUE CUPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2023-0736

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Caleb Kuhl and Lindsey M. Kuhl	NEW OWNER	
(NAME)	(NAME)	
539 Highcrest Drive		14715014500
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Sixty Thousand And No/100 Dollars ($560,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JENSEN MASUDA AND SIERRA MASUDA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALEB KUHL AND LINDSEY M. KUHL, HUSBAND AND WIFE**, 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 Lot No. 67, on the Plan of Whispering Hills, Section 1, of record in Plat Book 2331, Pages 82 - 84, inclusive, in the 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 Jensen Masuda and Sierra Masuda, husband and wife, by Deed from Caleb Kuhl and Lindsey Kuhl, husband and wife, dated November 5, 2021, of record in Instrument No. 20211115-0151408, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 539 Highcrest Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 our hands this 19th day of July, 2023.

Jensen Masuda

Sierra Masuda

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of July, 2023, before me personally appeared Jensen Masuda and Sierra Masuda, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/10/25

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/19/23 (date of document).

Affiant Signature

7/20/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of July, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON