Warranty Deed

Karen Johnson Davidson County Batch# 1054049 DEEDWARR 09/26/2023 12:04:30 PM 3 pgs Fees: $18.00 Taxes: $1,901.80 20230926-0075503	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $514,000.00 Affiant Subscribed and sworn to before me, this the 25th day of September, 2023. Notary Public My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin Nogawa and Megan Alexis Peres	New owner	147-16-0-107.00
366 Fairlane Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELIZABETH TUTTLE AND NICHOLAS TUTTLE, WIFE AND HUSBAND, AND THOMAS A. TUTTLE, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN NOGAWA AND MEGAN ALEXIS PERES, AS JOINT TENANTS WITH RIGHTS OF SUVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 326 on the Plan of Plan of Fairlane Park, Section III of record in Plat Book 2331, Page (s) 145 and 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marcos Flores by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20210804-0104686 Register's Office for Davidson County, Tennessee, dated July 29, 2021 and recorded on August 04, 2021.

Being the same property conveyed to Grey Street Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Marcos Flores of record in Instrument No. 20210921-0126615 Register's Office for Davidson County, Tennessee, dated September 17, 2021 and recorded on September 21, 2017.

Being the same property conveyed to Nicholas Tuttle and Elizabeth Tuttle, a married couple, and Thomas A. Tuttle, a married person by Warranty deed from Grey Street Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20220412-0042017 Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 12, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 366 Fairlane Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of September, 2023.

Elizabeth Tuttle

Nicholas Tuttle

by N. Tuttle ATTORNEY-IN-FACT

Thomas A. Tuttle by Nicholas Tuttle,
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth Tuttle and Nicholas Tuttle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of September, 2023.

Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicholas Tuttle as attorney in fact Thomas A. Tuttle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of September, 2023.

Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 9/25/2023 (date of document).

Regina Sullo
Affiant Signature

Sept. 26, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 26th day of September, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026