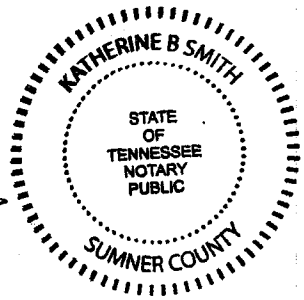
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 6-2371-KS



STATE OF TENNESSEE
COUNTY OF Sumner

Karen Johnson Davidson County
Batch# 1072803 DEEDWARR
11/17/2023 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $2,090.13
20231117-0089578

The actual consideration or value, whichever is greater, for this transfer is $564,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2023.

Katherine B. Smith
Notary Public
My Commission Expires: My Commission Expires January 28, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gillespie S. Nelson and Katherine G. Nelson 5024 Stonemeade Drive Nashville, TN 37221	New Owner	155 15 0A 079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Luke Nakamoto and Lydia Nakamoto, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gillespie S. Nelson and Katherine G. Nelson, 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. 79, on the Plan of Stonemeade, Section I, as of Record in Plat Book 6900, Pages 800 and 801, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Luke Nakamoto and Lydia Nakamoto, Husband and Wife, by Warranty Deed from Jean M. Rice, a Single Woman, of record in Instrument No. 20190429-0039387, in the Register's Office of Davidson County, Tennessee, dated April 24, 2019, and recorded on April 29, 2019.

This is improved property located at: **5024 Stonemeade Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 15th day of November, 2023.

GRANTOR:

Lydia Nakamoto

Lydia Nakamoto

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lydia Nakamoto, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2023.

GRANTOR:

Luke Nakamoto

Luke Nakamoto

STATE OF TEXAS
COUNTY OF Travis

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luke Nakamoto, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of November, 2023.

Nanci A. Morse

Notary Public
My Commission expires: 01/11/2027

NANCI A. MORSE
ID #4839116
My Commission Expires
January 11, 2027

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 11-15-23.

Kathy Smith
Affiant Signature

11-15-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Nov 15, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

