Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240246989

Karen Johnson
Batch # 1109498
03/11/2024 10:33:42 AM
Fees: $13.00 Taxes: $4,255.00

Davidson County
DEEDWARR
2 pgs

20240311-0016625

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00

Affiant

Subscribed and sworn to before me, this 8th day of March, 2024.

Notary Public
My Commission Expires:

SEZEN MAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Darby Brown 3621 Trimble Road Nashville TN 37215	New Owner	Tax Parcel ID No. 130-08-0-130.00

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, **William Walter Wassynger and wife, Ruth Akamine Wassynger, Co-Trustees of The Wasabi Studios 2021 Joint Revocable Trust dated September 1, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darby Brown**, ("Grantee"), his 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) 4 , as shown on the map entitled Larkway Gardens, of record in Plat Book 2133, page 6, 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 Ruth A. Wassynger, by deed from Darby W. Brown and wife, Vivian D. Brown, of record in Instrument No. 20050110-0003196 , dated January 7, 2005, said Register's Office.

Ruth A. Wassynger conveyed to Ruth A. Wassynger, wife and William Wassynger, husband, by quitclaim deed of record in Instrument No. 20130108-0002441, dated December 4, 2012, said Register's Office.

RUTH A. WASSYNGER, WIFE AND WILLIAM WASSYNGER, HUSBAND conveyed to WILLIAM WALTER WASSYNGER AND WIFE, RUTH AKAMINE WASSYNGER, CO-TRUSTEES OF THE WASABI STUDIOS 2021 JOINT REVOCABLE TRUST DATED SEPTEMBER 1, 2021 , by quitclaim deed of record in Instrument No. 20210929-0130467, dated September 1, 2021, 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 2024 and subsequent years for Map-Par. 130-08-0-130.00.

Matters shown on the Plan of record in Plat Book 2133, page 6, said Register's Office.

This is improved property located at 3621 Trimble Road Nashville TN 37215

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 8th day of March, 2024.

The Wasabi Studios 2021 Joint Revocable Trust dated September 1, 2021

Co-Trustee

By: William Walter Wassynger, Co-Trustee

Co Trustee

By: Ruth Akamine Wassynger, Co-Trustee

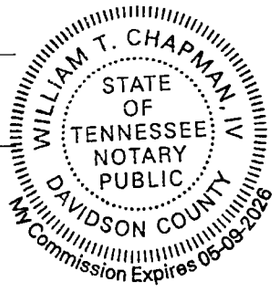
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Walter Wassynger, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Co-Trustee of The Wasabi Studios 2021 Joint Revocable Trust dated September 1, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2024.

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth Akamine Wassynger, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Trustee of The Wasabi Studios 2021 Joint Revocable Trust dated September 1, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2024.

Notary Public

My Commission Expires: _____

