WARRANTY DEED

Karen Johnson Davidson County
Batch# 1116921 DEEDWARR
04/01/2024 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20240401-0022339

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 01/23/28

JACKIE RUDOLPH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

This area for recording stamp

(AFFIX SEAL)

MST 2024-0253

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Okamura	First Community Mortgage, Inc.	135-16-0B-155.00-CO
(NAME)	(NAME)	
1531 Alencastre Street	262 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Honolulu, HI 96816	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mitchell Salley, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Okamura, an unmarried man,** 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 Unit No. 155 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11 of record in Plat at Instrument No. 20021120-0143949, 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 Mitchell Salley, an unmarried man by Warranty Deed from Alissa Lynn Clawson, a married woman of record in Instrument No. 20200327-0033155 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 27, 2020.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. All matters as set forth on the plan of record in Instrument No. 20021120-0143949, Register's Office for said County. Restrictions and By-Laws as shown of record in Instrument No. 20021104-0134724 amended in Instrument No. 20030610-0080281; and in Instrument No. 20050520-0056888 and in Instrument No. 20021106-0136459, Register's Office for said County. Easements or claims of easements not shown by the Public Records. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Book 4660, Page 157 and amended in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Book 4860, Pages 72 through 75 Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, amended and supplemented in Book 5469, Page 840 and in Book 7751, Page 907, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the

Covenants, Conditions and Restrictions of record in Instrument Number 20021104-0134724, amended in Instrument Number 20030610-0080281 and Instrument Number 20050520-0056888, Register's Office for Davidson County, Tennessee. By-Laws of Woodridge at Nashville Village Homeowner's Association of record in Instrument Number 20021106-0136459, in the Register's Office for Davidson County, Tennessee. Charter of Woodridge at Nashboro Village of record in Instrument Number 20021106-0136458, in the Register's Office for Davidson County, Tennessee. Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.

This property, known as 714 Flintlock Court, Nashville, TN 37217
(House Number) (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 my hand this 21st day of March, 2024.

Mitchell Salley

Mitchell Salley

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mitchell Salley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of March, 2024.

Notary Public

My commission expires: 1/11/26

(SEAL)

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 01-11-2026

True Copy Certification

I, Yvette Meldrum, 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 March 25, 2024.

Signature
March 25 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this March 25, 2024

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON