return to:
Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,050,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249188	Affiant Sworn to and subscribed before me this 7th day of May 2024. Notary Public My Commission Expires: _____
After Recording Return To The Above.	MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 2-17-2027

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1133855 DEEDWARR
05/13/2024 09:12:04 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00
20240513-0034863

THIS INDENTURE, made this 7th day of May 2024, among:

AMANDA KAI SUGITA AND KENDALL DANAE HAYS, A MARRIED COUPLE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOSHUA ROBERT GRAHE AND YASMIN SHABBIR BAHORA, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 84 on the plan of Cottonport Plantation, Phase 2, of record in Book 6900, pages 950 & 951, 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 Amanda Kai Sugita and Kendall Danae Hays, a married couple by deed from Deryck Wiggins and Enid Mary Wiggins, husband and wife, dated January 18, 2022, of record in Instrument No. 20220124-0008488, Register's Office for Davidson County, Tennessee.

Being commonly known as 1037 Beech Tree Lane, Brentwood, TN 37027.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the

Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Amanda Kai Sugita

Kendall Danae Hays

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Amanda Kai Sugita and Kendall Danae Hays, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May 2024.

Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Joshua Robert Grahe and Yasmin Shabbir Bahora
Address: 1037 Beech Tree Lane
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: First Horizon Bank
Address: 165 Madison Avenue
City, State, Zip: Memphis, TN 38103

Tax ID: 171-8A-084.00