WARRANTY DEED	STATE OF TN COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00 Jennifer Russell AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/~~10~~15/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 10/21/2024

Karen Johnson Davidson County
Batch# 1134864 DEEDWARR
05/15/2024 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240515-0035946

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-10562-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Dulce O. Hoffman		128-02-0-003.00
325 Forrest Valley Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Tomoko Lederer-Morihisa, Trustee of Lederer-Morihisa Revocable Living Trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dulce O. Hoffman, a married woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 36 on the Plan of Thousand Oaks Estates, as of record in Plat Book 3700, Page 82 and 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 177.28 feet on the Westerly side of Forrest Valley Drive and runs back between lines measuring 171.79 feet on the Northerly line and 262.5 feet, more or less, on the Southerly line to a dead line in the rear upon which it measures 220.0 feet.

Being the same property conveyed to Tomoko Lederer-Morihisa, Trustee of the Lederer-Morihisa Revocable Living Trust, dated March 1, 2022 by Quitclaim Deed from Tomoko Lederer-Morihisa, Trustee of the Mychael Lederer-Morihisa Trust, dated September 28, 2015 of record in Instrument No. 20220823-0095309 Register's Office for Davidson County, Tennessee, dated August 23, 2022 and recorded on August 23, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 325 Forrest Valley Drive Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

9

Witness my hand on May ~~10~~, 2024}.

Lederer-Morihisa Revocable Living Trust

By: _____ . Trustee
Tomoko Lederer-Morihisa, Trustee

STATE OF Oregon

COUNTY OF Multnomah

Personally appeared before me, a Notary Public of said County and State, Tomoko Lederer-Morihisa, Trustee of Lederer-Morihisa Revocable Living Trust, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May ~~10~~, 2024.

9

_____
Notary Public

My Commission Expires: 10.01.2024

OFFICIAL STAMP
JUSTIN PAUL KUENNE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1004492
MY COMMISSION EXPIRES OCTOBER 01, 2024

File #: 2024-10562-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/9/2024 (date of document).

Jennifer Russell
Affiant Signature

5/15/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15 day of May 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

