Karen Johnson Davidson County
Batch# 1178355 DEEDWARR
09/06/2024 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,561.03
20240906-0068606

Name and Address of New Owner:
Anson Onishi and Samuel Thomas Hinkes
730 Old Hickory Boulevard, 123
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 114-04-0A-014-00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Caroline K. Creasy, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anson Onishi, an unmarried man and Samuel Hinkes, an unmarried man as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

All that tract or parcel of land m Davidson County, Tennessee, more particularly described as follows

A certain unit located m Davidson County, Tennessee, being known and designated as Unit No 123 of 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Nos 201808060076818 and 20 I 80806-0076995 amended m Instrument Nos 20190306-0020566 and 20190516-0046335, and 202104723-0099278, m the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exh1bit "B" to said Declaration, together with a percentage interest m the common elements as set faith m said Declaration.

Being the same property conveyed to Caroline K. Creasy, an unmarried woman, by Warranty Deed dated June 1, 2023 from Sara Rahimi Raynes, married f/k/a Sara Rahimi, recorded June 5, 2023 in Instrument No. 20230605-0042247 in the Register's Office.

Beig the same property conveyed to Sara Rah1m1, an unmarried person by Warranty Deed from VT Enteprises, a Tennessee General Partnership of record as Instrument No 20200629-0070133 m the Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on June 29, 2020

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of August, 2024.

Caroline K. Creasy (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2024, before me personally appeared Caroline K Creasy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2024.

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $421,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22nd day of August, 2024.

Notary Public
My commission expires:
File No. 2024-7146-RS

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

## Certificate of Authenticity

I, Linzie Hahn, 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 8/22/24.

Date

L Hahn

Affiant Signature

8/22/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 22nd day of August, 2024.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028