Karen Johnson
Batch # 1203102
11/08/2024 02:56:43 PM
Fees: $13.00 Taxes: $1,524.59
Davidson County
DEEDWARR
2 pgs
20241108-0087452

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,050.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2024100160

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jiro Kusunose	FirstBank	
(NAME)	(NAME)	
3011 Clare Ave	722 Columbia Ave	092-06-0A-002.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWELVE THOUSAND FIFTY AND NO/100 Dollars ($412,050.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANDRE JOHNSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIRO KUSUNOSE**, 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. B, on the Horizontal Property Regime for the Plan of Stewart Place Townhomes, as recorded in the Master Deed of record in Instrument No. 20070327-0036563, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to URBAN PROPERTY CONCEPTS, LLC, A LIMITED LIABILITY COMPANY, by deed from PEGGY D. MATHES, ADMINISTRATOR OF THE VIRGINIA S. NYABONGO, of record in Instrument No. 20060309-0027813, dated March 7, 2006, said Register's Office. Being further conveyed to ANDRE JOHNSON, by quitclaim deed from URBAN PROPERTY CONCEPTS, LLC, A LIMITED LIABILITY COMPANY, of record in Instrument No. 20070327-0036599, dated June 10, 2006, said Register's Office.

This is not marital property for the Grantor

unimproved ☐
This is improved ☒ property, known as 3011 Clare Ave, Nashville, TN 37209
(House No.) (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.

Executed by my hand this the 7th Day of October, 2024.

By Donald Taylor as Attorney in Fact
Andre Johnson by Donald Taylor as
Attorney in Fact by POA

STATE OF Tennessee
County OF Davidson

Before me, Tuwana J. Bryant a Notary Public for the above County and State, do hereby certify that Donald Taylor as Attorney in Fact for Andre Johnson personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such Attorney in Fact

Witness my hand and official seal, this the 7th of November, 2024.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

(SEAL) TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-Z-24-3011