Karen Johnson Davidson County
Batch# 1247950 DEEDQC
03/19/2025 10:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250319-0019602

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Avenue South, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination

Shizue Nomura

TO:

Shizue Nomura, Trustee of the Shizue Nomura Revocable Trust dated March 13, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 14th day of March, 2025, by and between **Shizue Nomura** ("Grantor"), and **Shizue Nomura, Trustee of the Shizue Nomura Revocable Trust dated March 13, 2025, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1:

Address: 3251 Trails End Lane, Nashville, TN 37214
Map & Parcel: 108-12-0-007.00

Being Lot Number 17A on the Plan of Trailwood Subdivision, Section One, Zone Lot Division of Lots 12, 13, 16, 17 and 18, as of record in Book 6250, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Shizue Nomura by Quitclaim Deed from Asad Ullah, dated May 11, 2010, and recorded May 25, 2010, of record in Instrument No. 20100525-0040151, in the Register's Office for Davidson County, Tennessee.

PARCEL 2:

Address: 3140 E Lake Drive, Nashville, TN 37214
Map & Parcel: 108-08-0-198.00

BEING part of Lot No. 24, Zone Lot Division of Lots 22-28 and 68-73, East Lake

Subdivision, as of record in Book 5200, page 342, as amended in Book 5800, page 151, said Register's Office, also known as lot 24-A and being more particularly described as follows:

BEGINNING at a point in the easterly boundary of East Lake Drive, said point being the northwesterly corner of Lot 24 of said Subdivision; thence following the easterly boundary of East Lake Drive in a southerly direction 37.14 feet to a point; thence South 51 deg. 53' 5" East 43.84 feet to a point; thence 40 feet, more or less in an easterly direction to a point; thence North 45 deg. 53' 45" East 112.65 feet to a point; thence following the northerly boundary of Lot 24 in an eastwardly direction 160.75 feet to the point of beginning.

BEING the same property conveyed to Shizue Nomura by Quitclaim Deed from Asad Ullah, dated May 11, 2010, and recorded May 25, 2010, of record in Instrument No. 20100525-0040152, in the Register's Office for Davidson County, Tennessee.

Bustamam Harun joins herein to convey any rights, title and/or interest he may have in said property by virtue of his marriage to Shizue Nomura.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Shizue Nomura
Grantor

Bustamam Harun
Spouse of Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shizue Nomura and Bustamam Harum**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 14th day of March, 2025.

[notary seal]
JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1·28·26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Shizue Nomura, Trustee 48 Washington Street #60 Santa Clara, CA 95050	Same/Owner	**Parcel 1:** 3251 Trails End Lane Nashville, TN 37214 M/P: 108-12-0-007.00 **Parcel 2:** 3140 E Lake Drive Nashville, TN 37214 M/P: 108-08-0-198.00

Tennessee Certification of Electronic Document

I, Ariel Ottinger, do hereby make oath that I am 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 that was executed on 3/13/25.

Affiant Signature

Date 3/14/25

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 14th day of March, 2025.

Notary's Signature

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

MY COMMISSION EXPIRES: 1.28.26