Karen Johnson Davidson County
Batch# 1281874 DEEDWARR
06/06/2025 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20250606-0044508

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

_____
Affiant

Subscribed and sworn to before me, this 4 day of June, 2025.

_____
Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin Kawabata	New owner	173 09 0A 407.00
1429 Alteras Circle Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shannon Wade Simpson, an umarried man,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kevin Kawabata, an unmarried man,** hereinafter called the Grantees, their successors 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 341, PHASE FIVE, LENOX VILLAGE, as shown on Plat of Record in Instrument No. 20050120-0007427, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shannon Wade Simpson, Unmarried Man, by Warranty Deed from Joshua R. Adkins and Rachel L. Adkins, Husband and Wife, of record in Instrument No. 20210723-0099289, in the Register's Office of Davidson County, Tennessee, dated July 22, 2021 and recorded on July 23, 2021.

This property is improved property known as 1429 Alteras Circle, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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.

WITNESS my hand this 4 day of June, 2025.

Shannon Wade Simpson

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon Wade Simpson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal this 4 day of June, 2025.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Pam Autry,** 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 this the 4 day of June, 2025.

Affiant Signature

Date 6/4/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027