# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

G-ORE-25-1201

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Steve Moffitt and Donna Moffitt**<br>**Ross H. Moffitt** | **Guaranteed Rate, Inc.** | |
| (NAME)<br>**1201 Richmond Drive** | (NAME)<br>**3940 N. Ravenswood Avenue** | **061-08-0-008.00** |
| (ADDRESS)<br>**Nashville, TN 37216** | (ADDRESS)<br>**Chicago, IL 60613** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **SCOTT TSUCHIYAMA AND SARA STERKENBURG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVE MOFFITT AND DONNA MOFFITT, HUSBAND AND WIFE AND ROSS H. MOFFITT, A MARRIED MAN AS TENANTS IN COMMON WITH RIGHT SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 16 on the Plan of Section Two, McGaughey Heights, as shown by plat of record in Plat Book 1835, Page 58, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Scott Tsuchiyama and Sara Sterkenburg, husband and wife by Warranty Deed from Marguerite H. Naylor and husband, Robert Joseph Sheesley of record in Instrument No. 20150612-0056034 Register's Office for Davidson County, Tennessee, dated June 11, 2015 and recorded on June 12, 2015.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 58, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1201 Richmond Drive, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson
Batch # 1295739
07/10/2025 11:24:13 AM
Fees: $18.00 Taxes: $2,238.50

Davidson County
DEEDWARR
3 pgs

20250710-0054327

Witness my/our hand(s) this the 7th DAY OF JULY, 2025.

Scott Tsuchiyama

Scott Tsuchiyama

Sara Sterkenburg

Sara Sterkenburg

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 7th of July, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 7th of July, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# Certificate of Authenticity

I, **John Gleaves** 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 executed and authenticated according to law on July 7, 2025

Affiant Signature

July 8, 2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 8th day of July, 2025.

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: 05/08/28
Date

Notary's Seal (if on paper)