Karen Johnson Davidson County
Batch # 1300542 DEEDWARR
07/22/2025 09 53 27 AM 2 pgs
Fees $13 00 Taxes $2,146 00
20250722-0057581

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Hills Blvd , Suite 130
[illegible] TN 37215

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC CARLIE VAN HUIS DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

File No. BC-25-374

NNESSEE
DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Michael Kobayashi, Trustee of Michael Kobayashi Living Trust dated March 1, 2018	New owner	
(NAME) 1920 Adelicia St #300	(NAME)	082-09-0T-005 00-CO
(ADDRESS) Nashville TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW BROOKS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The **MICHAEL KOBAYASHI LIVING TRUST DATED MARCH 1, 2018**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5A, Germantown Station Condominium, as shown on Plat of record in Revised Exhibit B in Amendment to Declaration of Record in Instrument No. 20111020-0081623, amending Instrument No. 20100804-0061209, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Andrew M. Brooks, unmarried by Warranty Deed from Germantown Station Homes, LLC of record in Instrument No. 20111104-0086497 Register's Office for Davidson County, Tennessee, dated October 28, 2011 and recorded on November 4, 2011.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

This is property more commonly known as 403 Van Buren Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 16th day of July, 2025.

Andrew Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2025, before me personally appeared Andrew Brooks, 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 16th day of July, 2025.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028