This Instrument Was Prepared by:

Griffin Bowen, PLLC
c/o Rebekah L. Shulman, Esq.
48 Music Square East
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch # 1409240 DEEDQC
04/21/2026 03:55:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260421-0032972

After Recording Return To:
Owners & Send Tax Bills:
Mr. and Mrs. Yuji Agari
3321 Country Way Road
Nashville, Tennessee 37013

**MAP PARCEL NUMBERS**

MAP 150-03
PARCEL 095.00

# QUITCLAIM DEED

**STATE OF TENNESSEE**

**DAVIDSON COUNTY**

THIS QUITCLAIM DEED is made this 20 day of April, 2026, by

Yuji Agari, a married person ("Grantor"), to

Yuji Agari and Priscilla Agari, husband and wife, as tenants by the entirety ("Grantees").

For good and valuable consideration, including in the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and received,

Grantor does hereby quitclaim and convey unto Grantees, all of Grantor's right, title and interest in and to the following described real property located in Davidson County, Tennessee (the "Property"), also known as 3321 Country Way Road, Nashville, Tennessee 37013.

Lot 87

Tax Parcel ID# 95

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of The Country, Section Three, as of record in Book 5200, page 44, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leslie G. Petavine and wife Sharon J. Petavine by deed from Richard Lee Burdett and wife Gail M. Burdett of record in Book 5463 Page 767 Register's Office for Davidson County. The said Sharon J. Petavine having conveyed her interest to Leslie G. Petavine by quitclaim deed of record in Book 8729, Page 715 said Register's Office. The said Leslie G. Petavine having since died. Said property since devised to Leslie Jean Wentzell and Sovran Bank in Nashville, Tennessee, Co-Trustee by Will of Leslie G. Petavine, of record in Will Book 201, page 512, Probate court for Davidson county, Tennessee.

Being the same property conveyed to Yuji Agari by deed from the Estate of Leslie G. Petavine and Leslie Jean Wentzel, Executor of the Estate of Leslie G. Petavine and Trustee under the Will of Leslie G. Petavine of record in Book 9906 Page 356, Register's Office for Davidson County.

THIS CONVEYANCE is made subject to any and all existing restrictions, limitations, encumbrances, and easements of record.

GRANTEE, BY THE ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT THE CONVEYANCE OF THE PREMISES IS SPECIFICALLY MADE "AS IS" AND "WHERE IS," WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF TITLE, IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY, OR ANY OTHER WARRANTIES WHATSOEVER CONTAINED IN OR CREATED BY TENN. CODE ANN. § 66-5-103 OR OTHERWISE.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the date set forth above.

WITNESS:

Yuji Agari, Grantor

**ACKNOWLEDGEMENT**

State of Tennessee )
)
County of Davidson )

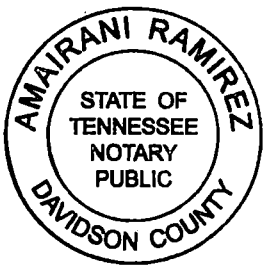
Before me Amairani Ramirez, a Notary Public, personally appeared Yuji Agari, Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (QUITCLAIM DEED), and acknowledged that he executed the same voluntarily, being informed of the contents of the conveyance, on the date noted in the conveyance.

Witness my hand and seal this 20th day of April, 2026.

Notary Public

My Commission Expires: Sept. 03. 2029

SEAL:




My Commission Expires Sept. 3. 2029