Karen Johnson Davidson County
Batch# 204393 DEEDWARR
03/11/2019 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $728.90
20190311-0021970

ADDRESS NEW OWNERS and
SEND TAX BILLS:
YAMASA CO. LTD

P. O. Box 4090
Scottsdale, AZ 85261

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
53 - 9 - 69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **PIUS IMAFIDON and VICTORIA IMAFIDON, husband and wife,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **YAMASA CO. LTD,** a Japanese Corporation, hereinafter called GRANTEE, its successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 62-A on the Plan of Zone Lot Division Lot 58 thru 62, Phase II, Kimbolton of record in Plat Book 6900, Page 792 through 794, inclusive and as amended in Book 6900, Page 853, and Book 6900, Page 899, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pius Imafidon and Victoria Imafidon, husband and wife, by Warranty Deed from Jason Thicklin and Brandy J. Thicklin, of record in Instrument No. 20181101-0108231, Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on November 1, 2018.

Being the same property conveyed to Jason Thicklin and Brandy J. Thicklin by Warranty deed from Prudential Residential Services, Limite Partnership, a Delaware Limited Partnership of record in Instrument No. 20040517-0057670 Register's Office for Davidson County, Tennesseee, dated September 15, 2003 and recorded on May 17, 2004.

Subjet to all matters shown on the above referenced plat and to restrictions of record. This is improved property known as 1405 Apache Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 20 day of February, 2019.

PIUS IMAFIDON

VICTORIA IMAFIDON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county,PIUS IMAFIDON and VICTORIA IMAFIDON, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 4.19.21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $197,000.00.

AFFIANT

Subscribed to and sworn before me, this the 20 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 4.19.21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
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True Copy Certification

I, Thomas Vorholt JR, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt JR who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022