WARRANTY DEED

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 1
Memphis, TN 38120
P:(901) 260-4055
File No.: 19110260
TG: 7633946

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

STATE OF TN
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00.

Deana Barber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-14-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-050705

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yamasa Co., LTD., a Japanese corporation	Yamasa Co., LTD., a Japanese corporation	
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	087-01-0A-077.00-CO
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **OLEG VOLK, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YAMASA CO., LTD., A JAPANESE CORPORATION**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 114 on the Plan of Section Two, Chesney Glen, of record in Plat Book 9700, Page 434, 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 Oleg Volk by Warranty Deed from Asher Stein and wife, Tonya Stein, of record in Instrument No. 20050425-0045545, Register's Office for Davidson County, Tennessee, dated April 22, 2005 and recorded on April 25, 2005 as re-recorded on May 11, 2005 of record in Instrument No. 20050511-0053168, said Register's Office.

Karen Johnson Davidson County
Batch# 237553 **DEEDWARR**
06/03/2019 09:46:40 AM 2 pgs
Fees: $13.00 Taxes: $854.70

20190603-0052317

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 3112 Chambley Court, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this the 30th day of May, 2019

Oleg Volk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of May, 2019, before me personally appeared Oleg Volk to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 30th day of May, 2019.

Commission Expires: 10.12.19

Notary Public

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY