Karen Johnson Davidson County
Batch# 273430 DEEDWARR
08/19/2019 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20190819-0082871

Prepared By and Return To:
Ark Title Group, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$276,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of August 2019

Notary Public
My Commission expires: 8/11/20
(Affix Seal)

JULIE DYESS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY My Commission Expires 8-11-2020

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Yamasa Co. Ltd, a Japanese corporation	**Yamasa Co. Ltd, a Japanese corporation**	176-05-0-B-074.00CO
P.O. Box 4090	**P.O. Box 4090**	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Trustee, Inc. a Wyoming Corporation, as Trustee for Turner Estate Planning Land Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Yamasa Co., Ltd,a Japanese Corporation**, their successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page 885 thru 887, 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 James A. Turner and wife, Glenda W. Turner by Warranty deed from Continental Development and Construction, Inc. of record in Book 10424, page 129, Register's Office for Davidson County, Tennessee, dated April 18, 1997 and recorded on April 22, 1997. (Value or consideration shown in aforementioned deed $152,800.00.)

Being the same property conveyed to James A. Turner by Quitclaim deed from Glenda W. Turner of record in Instrument No. 20090406-0031384 Register's Office for Davidson County, Tennessee, dated May 31, 2000 and recorded on April 6, 2009. (Value of consideration shown in aforementioned deed $0.)

Being the same property conveyed to Charlean Jones Turner by Quitclaim deed from James A. Turner of record in Instrument No. 20190111-0003117 Register's Office for Davidson County, Tennessee, dated January 7, 2019 and recorded on January 11, 2019. (Value of consideration shown in aforementioned deed $0.)

Being the same property conveyed to Trustee, Inc., a Wyoming Corporation, as Trustee for Turner Estate Planning Land Trust by Quitclaim deed from Charlean Jones Turner, unmarried of record in Instrument No. 20190312-0022525 Register's Office for Davidson County, Tennessee, dated March 7, 2019 and recorded on March 12, 2019. (Value of consideration shown in aforementioned deed $0.) Being also known as 6009 Firelight Trail Antioch, Tennessee 37013.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 885-887, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9678, page 887; Instrument Numbers 20031010-0150800; 20011015-0111957; and 20010614-0062709, Register's Office for Davidson County, Tennessee.
- By-Laws of Hickory Woods Homeowners Association of record in Book 7932, page 648; Book 9616, page 470; Book 9616, page 477; and Book 9678, page 213, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6009 Firelight Trail, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 16th, 2019.

Turner Estate Planning Land Trust

By Trustee Inc., a Wyoming corporation, as Trustee

By Margaret Rivas, Authorized Agent

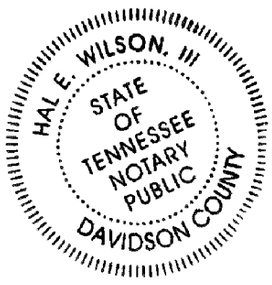
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of August 2019 before me, appeared Margaret Rivas, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of Trustee, Inc., a Wyoming Corporation and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Margaret Rivas acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/3/23



True Copy Certification

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Dana Loggins

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: 8/11/2020

