Karen Johnson Davidson County
Batch# 284663 DEEDWARR
09/12/2019 10:21:08 AM 4 pgs
Fees: $23.00 Taxes: $836.20
20190912-0092436

Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No. 19110686
TG: 7848881

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Tia Marie White – Nwaogwugwu, a married person,** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Yamasa Co., Ltd., a Japanese Corporation** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Lot 50, Section Four, Chelsea Village Addition, as shown on plat of record in Plat Book 9700, Page 110, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of Quitclaim Deed of record at Instrument Number 201303070-022660 in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Innocent Nwaogwugwu, spouse of Tia Marie White - Nwaogwugwu, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he/she may have in the aforedescribed property by virtue of his/her marriage to Tia Marie White - Nwaogwugwu.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Plat Book 9700, Page 110; Declaration of Covenants, Conditions & Restrictions of record at: Book 9492, Page 747; Book 9503, Page 493; Book 9764, Page 334; Book 9772, Page 887; Book 9858, Page 386; Book 9988, Page 743; Book 10117, Page 532; Other: Charter of Chelsea Village Homeowners Association of record at Book 8813, Page 192; all in the Said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

REALTY TITLE®

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the **10th** day of **September**, **2019**.

Tia Marie White-Nwaogwugwu by Jamie Knight, Attorney in Fact
Tia Marie White – Nwaogwugwu, by Jamie Knight, Attorney-in-Fact

Innocent Nwaogwugwu by Jamie Knight, Attorney in Fact
Innocent Nwaogwugwu, by Jamie Knight, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared **Jamie Knight**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Tia Marie White – Nwaogwugwu**, and who acknowledged that such person executed the same as the free act and deed of the said **Tia Marie White – Nwaogwugwu**.

Personally appeared **Jamie Knight**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Innocent Nwaogwugwu**, and who acknowledged that such person executed the same as the free act and deed of the said **Innocent Nwaogwugwu**.

Witness my hand, at office, this 9th day of September 2019 .

W. Dillon Woods
Notary Public

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

My Commission Expires: 7/3/23

(SEAL)

Owner Name and Address:
Yamasa Co., Ltd.
P.O. Box 4090
Scottsdale, AZ 85261

Send Tax Bills To:
Yamasa Co., Ltd.
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
2941 Split Oak Trail
Antioch, TN 37013

Tax Parcel ID Number:
149 030A 093.00CO

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$ 226,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda Craig, Agent
Affiant

Subscribed and sworn to before me this 11th day of September 2019.

Notary Public

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

My Commission Expires: 1/14/23

File No. 19110686

REALTY TITLE®

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for INNOCENT NWAOGWUGWU, by virtue of a Power of Attorney duly executed by the said INNOCENT NWAOGWUGWU, and:

☐ appearing of record at Instrument No. _____ In the Register's Office of DAVIDSON County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said INNOCENT NWAOGWUGWU, is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

JAMIE KNIGHT

SWORN to and subscribed before me, this the 9th day of September 2019.

Notary Public

My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

REALTY TITLE®

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for TIA MARIE WHITE - NWAOGWUGWU, by virtue of a Power of Attorney duly executed by the said TIA MARIE WHITE - NWAOGWUGWU, and:

☐ appearing of record at Instrument No. _____ In the Register's Office of DAVIDSON County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said TIA MARIE WHITE - NWAOGWUGWU, is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

JAMIE KNIGHT

SWORN to and subscribed before me, this the 9th day of Sep., 2019.

Notary Public

My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

REALTY TITLE®