Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MJ19-0325

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 19110708
TG: 7860733

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Linda Gray, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of September, 2019

Notary Public

Commission Expires: 1-14-23

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yamasa Co., Ltd PO Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd. PO Box 4090 Scottsdale, AZ 85261	162 13 0A 010.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Mohammad G. **Rabbani and wife Suriya N. Sultana**

HEREINAFTER REFERRED TO AS 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:

Lot 10, Greenwood Subdivision, Phase One, as shown on plat of record in Instrument No. 20000922-0094259, and amended at Instrument No. 20010605-0058472, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Mohammad G. Rabbani and wife, Suriya N. Sultana, by Warranty Deed dated October 25, 2002, from Mt. View, LLC, a Tennessee limited liability company, and filed of record in Instrument No. 20021030-0133180, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 288043 DEEDWARR
09/19/2019 08:59:14 AM 2 pgs
Fees: $13.00 Taxes: $976.80

20190919-0094998

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2216 Green Trails Drive, Antioch, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of September, 2019.

Mohammad Rabbani

Mohammad G. Rabbani

Suriya N Sultana

Suriya N. Sultana

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~
Wilson TG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mohammad G. Rabbani and Suriya N. Sultana** 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. TG

Witness my hand and official seal at ~~Brentwood~~ Mt. Juliet **, Tennessee this 16th day of September, 2019.**

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: _____