Karen Johnson Davidson County
Batch# 302566 DEEDWARR
10/18/2019 09:01:36 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20191018-0106767

This Instrument Prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. Ste 115
Memphis, TN 38120
P: (901) 260-4055
File No.: 19110765
TG: 7897844

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

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater is $290,000.00.

Brian O Lawyer, Agent
Affiant

Subscribed and sworn before me this the 11th day of October, 2019.

Notary Public
My commission expires: 1-14-23

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Yamasa Co., Ltd. P.O. Box 4090 Scottsdale, AZ 85261	New Owner	181-03-0A 045.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MONQUINTA JACKSON WILLIAMS F/K/A MONQUINTA JACKSON AND ROBERT WILLIAMS, WIFE AND HUSBAND,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **YAMASA CO., LTD., a Japanese Corporation,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Lot 45, Indian Creek Estates, Section 2, as shown on plat of record in Plat Book 9700, Page 558-559, 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 Monquinta Jackson by Special Warranty Deed from Secretary of Veterans Affairs dated 05/06/2008, of record in Instrument No. 20080509-0048119, said Register's Office.

Robert Williams, Spouse of Monquinta Jackson Williams, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interest 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 Monquinta Jackson Williams.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6225 Tuckaleechee Ln, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MW RW

Witness my hand this the 16th day of October, 2019.

Monquinta Jackson Williams

Robert Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Monquinta Jackson Williams and Robert Williams,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2019.

My commission expires: 9-6-22

Notary Public

