Karen Johnson Davidson County
Batch# 312029 DEEDWARR
11/06/2019 09:07:15 AM 2 pgs
Fees: $13.00 Taxes: $938.82
20191106-0114597

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

Record & Return to:
Realty Title & Escrow Co.
6525 N. Quail Hollow Road, Suite 115
Memphis, TN 38120
(901) 260-4055
File: 19110748
TG: 7883372

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 ~~$XXXXXXXX~~ $ 253,735.00

Affiant

Subscribed and sworn before me this the 4th day of November 2019.

Notary Public
My commission expires: 1-14-23

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Yamasa Co, LTD PO Box 4090 Scottsdale, AZ 85261	New Owner	164-13-0A 016.00

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, EDITH OZOH, an unmarried woman, 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:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Phase Two, Treehaven, of record in Instrument No. 20000112-0004272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edith Ozoh, a married woman, by Warranty Deed from Ronald M. Powe and wife, Patricia A. Powe, dated 11/27/2012, of record in Instrument No. 20121128-0109397, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3820 Asheford Trace, 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.

Witness my hand this the 31st day of October, 2019.

Edith Ozoh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edith Ozoh, 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 this the 31st day of October, 2019

My commission expires:

9-6-22

Notary Public

