Karen Johnson Davidson County
Batch# 318850 DEEDWARR
11/25/2019 10:21:17 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20191125-0121357

WARRANTY DEED

Record and Return to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 19110804
TG: 7918379

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

STATE OF TN
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-14-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Yamasa Co., Ltd., a Japanese Corporation	SEND TAX BILLS TO: Yamasa Co., Ltd., a Japanese Corporation	MAP-PARCEL NUMBERS
(NAME) P. O. Box 4090	(NAME) P. O. Box 4090	150-07-0-402.00
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Monica Breedlove now known as Monica Pruitt, a married woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yamasa Co., Ltd., a Japanese Corporation,** HEREINAFTER CALLED THE GRANTEE, IT'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 383, Section Four - B, Town Village of the Country, as shown on plat of record in Plat Book 6250, Page 496, 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 Monica Breedlove and Cedric Thompson, joint tenants with right of survivorship, by Quitclaim deed from Monica Breedlove, dated July 16, 2019 and recorded on July 19, 2019 in Instrument Number 20190719-0070886, in the Register's Office for Davidson County, TN. The said Cedric Thompson having since died on September 4, 2019, thereby leaving Monica Breedlove as the remaining tenant by the entirety.

Monica Breedlove and Monica Pruitt is one and the same person.

Seller warrants that this property was not her primary residence and that said property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6250, Page 496 and Book 6582, page 468, Register's Office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

EFFECTIVE DATE OF DEED: 10/25/2019

This is improved x unimproved property, known as 3425 Country Way Rd. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 24th day of October, 2019.

Monica Pruitt

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Monica Pruitt,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of October, 2019.

Notary Public

My Commission Expires: 10/2/23

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON