Karen Johnson Davidson County
Batch# 378921 AFFIDAVIT
03/30/2020 08:40:12 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200330-0033680

This Instrument Prepared By and Return To:
Realty Title and Escrow Company, Inc.
6525 North Quail Hollow Road, Suite 115
Memphis Tennessee 38120-1309
Realty Title File No. 19110907
Stewart Title File No. 7995737

For Indexing Purposes: To correct the grantee's name in Warranty Deed of record under Instrument No. **20191125 - 0121351** in the Register's Office of Davidson County, Tennessee.

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SHELBY

On this **27th** day of **March, 2020**, before me personally appeared **Tracy Martin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who being by me duly sworn, upon oath did acknowledge the following affidavit to wit:

I, Tracy Martin, a resident of SHELBY County Tennessee, after being duly sworn, hereby affirm the following:

1. My name is **Tracy Martin**

2. I am over eighteen (18) years of age.

3. On or about the 20th day of November, 2019, an employee of Realty Title and Escrow Company, Inc. reviewed the below described Warranty Deed prepared in connection with the transfer of the subject property. One of the duties in doing so was to confirm the correct spelling of the Grantees name in which **Crystal Owens and Sylwaski Owens**, as Grantor, conveyed title to **Yamasa Co., Ltd, a Japanese Company**, as Grantee.

4. Said Warranty Deed conveyed the following real property situated in the City of Antioch, County of Davidson, State of Tennessee, to wit:

   Lot 283, Phase III, Piccadilly Square, as shown on plat of record in Plat Book 6250, Page 892, 893, and 894, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Affidavit of Tracy Martin
Warranty Deed # 20191125 - 0121351
Page Two

5. Said Warranty Deed is of record under Instrument Number **20191125 - 0121351** with the aforementioned Register's Office.

6. Said Warranty Deed contains a scrivener's error in the name of the grantee as shown on the information page of the Warranty Deed.

7. The information page on the Warranty Deed incorrectly shows the name of the grantee as ***"Yamasa Co., Ltd., a Japanese Company."***

10. The correct name of the grantee is as follows: ***Yamasa Co., Ltd., a Japanese Corporation.*** **See attached page 1 of Warranty Deed.**

11. Affiant further sayeth not.

Tracy Martin

LINDA A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Sworn to and subscribed to before me this **27th** day of **March, 2020**.

Notary Public: **Linda A Gray**
My Commission expires: **September 7, 2022**

Affidavit of Tracy Martin
Warranty Deed #20191125 - 0121351
Page Three

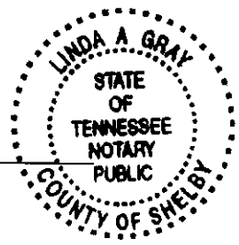
STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, duly commissioned and qualified, **Tracy Martin**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Affidavit for the purposes therein contained as her free act and deed.

Witness my hand and Notarial seal at office this **27th** day of **March, 2020**.

Linda A. Gray

Notary Public: **Linda A Gray**
My Commission expires: **September 7, 2022**



WARRANTY DEED

Karen Johnson Davidson County
Batch# 318846 DEEDWARR
11/25/2019 10:15:11 AM 2 pgs
Fees: $13.00 Taxes: $710.74
[redacted]
20191125-0121351

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, FOR THIS TRANSFER IS $192,093.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2019.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

19003641

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamasa Co., LTD, a Japanese Company	Yamasa Co., LTD	
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	149 01 0B 054.00 CO
(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, WE, **Crystal Owens and Sylwaski Owens, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yamasa Co., LTD, a Japanese Company** 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 283, Phase III, Piccadilly Square, as shown on plat of record in Plat Book 6250, Page 892, 893, and 894, 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 Crystal Owens and Sylwaski Owens, wife and husband by Warranty Deed from Amr I. Ali and wife, Manal M. Aliof record at Instrument No. 20060112-0004662, dated December 30, 2005 and recorded January 12, 2006, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **700 Leadenhall Court, Antioch, Tennessee 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 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.