Karen Johnson Davidson County
Batch# 544855 DEEDWARR
01/04/2021 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $947.20
20210104-0000985

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 176-05-0B-013.00-CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Yamasa Co., Ltd.
7500 Dobson Rd. Ste. 300
Scottsdale, AZ 85256

SEND TAX BILLS TO:

New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **KENNETH JORDAN AND CRYSTAL JORDAN, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **YAMASA CO., LTD., A JAPANESE CORPORATION,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hickory Woods Estates, Section 'C' of record in Plat Book 6900, Page (S) 885 through 887, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Jordan by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20110815-0062782 Register's Office for Davidson County, Tennessee, dated August 09, 2011 and recorded on August 15, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 509 Hickory Woods Way, Antioch, TN. 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2020they real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

---------- [Space Below This Line For Recording Data] ----------

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 11 day of December, 2020.

Kenneth Jordan

Crystal Jordan

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kenneth Jordan and Crystal Jordan, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 11 day of December, 2020.

NOTARY PUBLIC

KAYLA L DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM EXP. 05-15-2021
RUTHERFORD COUNTY

My Commission Expires: 5-15-21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $256,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this _____ day of _____, 2_____.

NOTARY PUBLIC

My Commission Expires: _____

---------- [Space Below This Line For Recording Data] ----------

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $256,000.00.

AFFIANT

Subscribed and sworn to before me, this 11 day of December, 2020.

NOTARY PUBLIC
My Commission Expires:
5-15-21

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM EXP 05-15-2021
RUTHERFORD COUNTY

Property address: 509 Hickory Woods Way, Antioch, TN 37013

Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022