Karen Johnson Davidson County
Batch# 553163 DEEDWARR
01/13/2021 09:29:22 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10
20210113-0005776

PREPARED BY :
WILKINS AND IVEY
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901) 260-4055
RT File No.: 11-MEM20-01891
TG: 9076811

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61577
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Yamasa Co., Ltd, a Japanese Corporation P.O. Box 4090 Scottsdale, AZ 85261	NEW OWNER

TAX MAP PARCEL NUMBERS: 149050B01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$273,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bryan C. Gleason, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Yamasa Co., Ltd, a Japanese Corporation**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Final Plat of Hunter's Green Subdivision, as shown on plat of record in Plat Book 9700, Page 424, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Bryan C. Gleason, unmarried, by Warranty Deed from The Covington Revocable Living Trust dated September 19, 2007, Everett S. Covington and Martha A Covington, individually and as Trustors and /or Trustees, of record in Inst. No. 20100218-0012349, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 9700, page 424, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 10523, page 257, amended in Book 10847, page 95, Bylaws in Book 10523, page 276, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4505 Hunters Green Circle, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

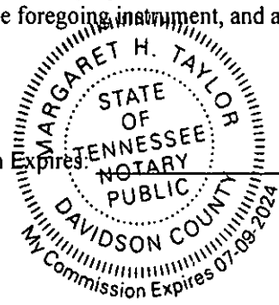
WITNESS THE EXECUTION HEREOF this 7th day of December, 2021.

Bryan C. Gleason

State of Tennessee

County of Davidson

On this 7th day of December, 2021, before me the undersigned authority, personally appeared Bryan C. Gleason, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires:

State of Tennessee

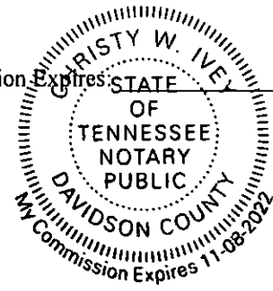
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $273,000.00.

Affiant

Sworn and subscribed before me this 7th day of December, 2021.



Notary

My Commission Expires: