Karen Johnson Davidson County
Batch# 563381 DEEDWARR
01/28/2021 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $880.60
20210128-0012557

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamasa Co., Ltd., a Japanese Corporation	Yamasa Co., Ltd., a Japanese Corporation	
(NAME) PO Box 4090	(NAME) PO Box 4090	050030B02900CO
(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, **Natalie Hunt, an unmarried person**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Yamasa Co., Ltd., a Japanese Corporation ,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Mulberry Downs, Phase 1 of record in Plat Book 7900, Page 84 to 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Natalie Hunt, a single by Special Warranty deed from US Bank, National Association of record in Instrument No. 20140317-0021650 Register's Office for Davidson County, Tennessee, dated December 10, 2013 and recorded on March 17, 2014.

Being the same property conveyed to Natalie Hunt, by Special Warranty Deed dated February 28, 2014, and being of record at Instrument No. 20140317-0021650 in the Register's Office of Davidson County, Tennessee.

This is improved x property, known as 1056 Mulberry Way Nashville, TN 37207 (unimproved)
(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 6th day of January, 2021.

Natalie Hunt by Rhonda Hunt as Attorney in Fact

Natalie Hunt by Rhonda Hunt as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Rhonda Hunt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Natalie Hunt and acknowledged that she executed the same as the free act and deed of the said Natalie Hunt

WITNESS my hand and official seal at office this 6th day of January, 2021.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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