Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC21010170KW

After Recording Return To:
Yamasa Co., Ltd.
PO Box 4090
Scottsdale, AZ 85261

Karen Johnson Davidson County
Batch# 568614 DEEDWARR
02/04/2021 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $851.00
20210204-0016363

Warranty Deed

THIS INDENTURE made and entered into as of this 2nd day of February, 2021, by and between WO SFR, LLC, a Tennessee Limited Liability Company, (henceforth referred to as "Grantor"), and Yamasa Co., Ltd., a Japanese Corporation, (henceforth referred to as "Grantee"),

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and grant all of its interest in the following described real estate situated and being in Davidson County, Tennessee :

Being Lot No. 191 on the Plan of The Country, Section 5, of record in Book 5200, Page 271 and 272, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to WO SFR, LLC, a Tennessee Limited Liability Company by Warranty Deed dated November 2, 2020 from George D. Merkel, recorded January 11, 2021, in Instrument Number 20210111-0004520, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the said Grantee, his, her, its, successors and assigns in fee simple forever.

And the Grantor does hereby covenant with the said Grantee that he, she, they, it is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for the following: 2021 Davidson County taxes, being a lien not yet due and payable. Subject to all matters shown on Plan of record in Book 5200, Page 271 & 272, in the Register's Office of Davidson County, Tennessee. Subdivision Restrictions of record om Book 5635, Page 547, in said Register's Office.

Easements of record in Book 5925, Page 340, Book 6147, Page 814 & Book 6147, Page 817, in said Register's Office.

And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

In Witness Whereof, the said, Grantor(s), has executed this instrument this 2nd day of February, 2021.

WO SFR, LLC, a Tennessee Limited Liability Company

By: Kay Wheeler

Kay Wheeler, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Michael A. Fearnley of the state and county mentioned, personally appeared Kay Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of WO SFR, LLC, the within named bargainor, a Limited Liability Company, and that such Kay Wheeler as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Tn, this 2nd day of February, 2021.

Notary Signature

Printed Name: Michael A. Fearnley

My commission expires: 11-21-2021



****

State of Tennessee
County of Shelby

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $230,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2 day of February, 2021.

Notary Public

My Commission Expires: 10/26/24

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

New Owner's Name & Address:

Yamasa Co., LTD
PO Box 4090
Scottsdale, AZ 85261

Mail Tax Bills to:
Yamasa Co., Ltd
PO Box 4090
Scottsdale, AZ 85261

Property Address(es):
705 Country Lawn Court, Nashville, TN 37013

Tax Parcel ID #(s):
150-07-0-214.00

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