Karen Johnson Davidson County
Batch# 569717 DEEDWARR
02/08/2021 09:34:41 AM 2 pgs
Fees: $13.00 Taxes: $987.90

20210208-0017439

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 $267,000.00

Affiant

Subscribed and sworn to before me, this 4th day of February, 2021.

Notary Public

My commission expires: 1/14/23

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Yamasa Co., LTD	**Yamasa Co., LTD**	**064160D16100CO**
P.O. Box 4090	**P.O. Box 4090**	
Scottsdale, AZ 85261 **(480) 588-6121**	**Scottsdale, AZ 85261** **(480) 588-6121**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Mary McAnally, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yamasa Co., LTD, a Japanese Corporation

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:

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of Section Three, Truxton Park of record in Instrument No. 20011024-0116272, Register's Office for said County, ~~Tennessee~~, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary McAnally, an unmarried woman, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation, dated August 28, 2002, of record in Instrument No. 20020905-0107576, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 2437 Pleasant Springs Lane, Hermitage, TN 37076.

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 in 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.

Mary McAnally Date: 2-2-21
Mary McAnally

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Mary McAnally, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

After Recording Return TO

Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT File No. 11-MEM21-02048
TG: 9101535