WARRANTY DEED

Karen Johnson Davidson County
Batch# 620554 DEEDWARR
04/22/2021 10:07:12 AM 2 pgs
Fees: $13.00 Taxes: $1,228.40

20210422-0053951

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: May 3, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yamasa Co., Ltd, a Japanese Corporation	Yamasa Co., Ltd, a Japanese Corporation	05309006500
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ahmed White**, a **married man**, 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 Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 66 on the Plan of Kimbolton Subdivision, Phase II, of record in Plat Book 6900, Pages 792, 793, and 794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ahmed White, married by Warranty Deed from John C. Jordan and wife, Diana L. Jordan, by Warranty Deed dated July 27, 2005, filed of record on August 2, 2005, of record in Instrument No. 20050802-0090318, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Leah C. White hereby joins this conveyance to convey any and all martial interest she has in and to the herein described property.

unimproved ☐
This is improved ☒ property, known as 1540 Joe Pyron Drive, Madison , TN 37115

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 our hands this 19 day of March, 2021.

Ahmed White

Leah C. White

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **Ahmed White and wife, Leah C. White**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of March, 2021.

Notary Public

My Commission Expires: May 3, 2021

THOMAS D. LARSON
NOTARY PUBLIC
DAVIDSON COUNTY

**** Record and Return to****
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Road, Suite 115
Memphis, TN 38120
RT File No. 11-MEM21-002670
TG: 9230734