WARRANTY DEED

Karen Johnson Davidson County
Batch# 620566 DEEDWARR
04/22/2021 10:14:34 AM 2 pgs
Fees: $13.00 Taxes: $1,176.60

20210422-0053972

STATE OF TENNESSEE
COUNTY OF Davidson Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $318,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON ~~03/29/2021~~ 4-21-21.

NOTARY PUBLIC

MY COMMISSION EXPIRES

MATTHEW S MCDONALD STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06-16-2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # RT File No. 11-MEM21-02980

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Yamasa Co., LTD.	New Owner	151-09-0A-239.00-CO
P. O. Box 4090		
Scottsdale, AZ 85261		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jordan Barnum and Jennifer Barnum, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yamasa Co., LTD. , a Japanese Corporation

HEREINAFTER CALLED THE GRANTEE(S), 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. 239, on the Plat of Phase 3, Section 1, Long Hunter Chase, as of record in Instrument #20001103-0109138, 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 Jennifer Barnum and Jordan Barnum, wife and husband by Warranty deed from Charles Loffmin and wife, Mary Ann Loffmin of record in Instrument No. 20180815-0080659 Register's Office for Davidson County, Tennessee, dated August 13, 2018 and recorded on August 15, 2018. (Value of consideration shown in aforementioned deed $255,000.00.) Being also known as 6713 Ascot Drive Antioch, Tennessee 37013. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6713 Ascot Drive 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 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.

Witness my hand on March 29, 2021}.

Jordan Barnum

Jennifer Barnum

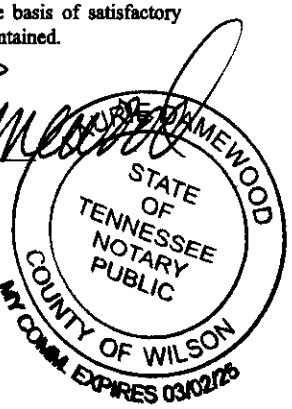
STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jordan Barnum and Jennifer Barnum, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 29, 2021.

Notary Public



My Commission Expires: _____

File #: RT File No. 11-MEM21-02980

RECORD & RETURN TO:

REALTY TITLE & ESCROW CO., INC

6525 N. QUAIL HOLLOW RD. SUITE 115

MEMPHIS, TN 38120

RT File No. 11-MEM21-02980

TG: 9300222