WARRANTY DEED

Karen Johnson Davidson County
Batch# 620584 **DEEDWARR**
04/22/2021 10:25:36 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50

20210422-0053992

G-SB-VRES-21-613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~5th~~ 21st DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

MATTHEW MCDONALD
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-16-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yamasa Co., Ltd.	**Same as New Owner**	
(NAME)	(NAME)	**135-14-0A-165-.00-CO**
P.O. Box 4090		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LE TAUN J. COLE-COTTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YAMASA CO., LTD., A JAPANESE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 165 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Plat Book 6900, Page 524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Letaun J. Cole-Cotton, married by Warranty deed from Carl B. Crowder and wife, Karen K. Crowder of record in Instrument No. 20080208-0013226 Register's Office for Davidson County, Tennessee, dated February 06, 2008 and recorded on February 08, 2008.
Being the same property conveyed to Letaun J. Cole-Cotton, married by Quitclaim deed from Letaun J. Cole-Cotton, married, who acquired title as Letaun J. Cole-Cotton of record in Instrument No. 20170918-0095314 Register's Office for Davidson County, Tennessee, dated August 29, 2017 and recorded on September 18, 2017. The Said Letaun J. Cole-Cotton is one and the same as Le Taun J. Cole-Cotten. The above referenced property was investment property and has never been the princpal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 524, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7032, Page 733, with Certificate of Correction of Acknowledgement and Oath of record in Book 7065, page 959, as amended in Book 7067, page 739, along with Supplement and Amendment to said Declaration document recorded in Book 10097, Page 390, subsequently purported null and void by Nullification of Supplement and Amendment recorded at Instrument No. 20010504-0046047 and Instrument No. 20010504-0046048, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 9207, Page 504, in the Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 7032, Page 730, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Metropolitan Government of record in Book 7097, Page 158, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of record in Book 7058, Page 234, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6405, Page 169, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7193, Page 239, Book 7274, Page 506 and Book 7424, Page 953, in the Register's Office for Davidson County, Tennessee.
- Easement to South Central Bell of record in Book 6803, Page 287, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **613 Rocky Mountain Pkwy, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right tc 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 GRANTEE(S), their heirs and assigns, against the lawful claims of a l 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/our hand(s) this the 5th DAY OF APRIL, 2021.

Le Taun J. Cole-Cotton

Le Taun J. Cole-Cotton

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LE TAUN J. COLE-COTTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of April, 2021.

See Attached CA Compliant
Acknowledgment or Jurat
CA Civil Code Secs 1189 & 1185

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120

File 11-MEM21-03125

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA }

County of LOS ANGELES }

On 4/5/2021 before me, LUIS A. WHITE, NOTARY PUBLIC (Here insert name and title of the officer),

personally appeared LE TAUN J. COLE-COTTEN ----------,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~)(is)/are subscribed to the within instrument and acknowledged to me that (he)/she/they executed the same in (his)/her/their authorized capacity(~~ies~~), and that by (his)/her/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature (Notary Public Seal)

LUIS A. WHITE
Commission No. 2217893
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires October 12, 2021

NCC1 NCC1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

WARRANTY DEED
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 4/5/2021

CAPACITY CLAIMED BY THE SIGNER

- ☑ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.