Karen Johnson Davidson County
Batch# 620613 DEEDWARR
04/22/2021 10:55:17 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20210422-0054028

Prepared By and Return To:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
(901)260-4055
RT# 11-MEM21-02786
TG: 9265556

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Nancy F. Childress, a married woman** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey **unto Yamasa Co., LTD., a Japanese Corporation** ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

Being Lot No. 195 on the Plan of Hickory Woods Estates, Section "C" of record in Plat Book 6900 at page 885 thru 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Derivation Clause: Being the same property conveyed to Grantor herein by way of **warranty deed** of record at **Instrument No. Book 6900 Pages 885-887**, in the Register's Office of Davidson County, Tennessee;

Anthony Hardy joins in the execution of this deed for the sole purpose of relinquishing any right, title, or interest he may have in the above captioned property by virtue of his marriage to Nancy Childress.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted Encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Plat Book 6900, Pages 885 thru 887; Declarations of Covenants, Conditions and Restrictions of record at: Instrument Nos. 9678-187, 2001207-0120450, and 20031010-01500800; Easements of record at: Instrument Nos. 9632-973, 10153-900, and 9790-311; Charter of record at: Instrument No. 9680-319; Common Area of record at Instrument No. 9786-923; Restrictions of record at Instrument Nos. 7823-857, 7857-94 rerecorded at 7876-75, corrected at 9616-470 and 9616-477, amended and restated at 9678-187, amendment to amended and restated at 9764-44, amended at 11180-802; Bylaws of record at Instrument No. 7932-648; Regulations of record at Instrument Nos. 20010614-0062709 and 20011015-0111957; Guidelines of record at Instrument No. 20010614-0062710, all of record in said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the **17th** day **of March, 2021.**

x _____
Nancy F. Childress

x _____
Anthony Hardy

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17th day of March, 2021, before me personally appeared Nancy F. Childress and Anthony Hardy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

_____
Notary Public

My Commission Expires: 3/8/2022

SHATEKA O. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Owner Name and Address:
Yamasa Co., LTD.
PO Box 4090
Scottsdale, AZ 85261

Property Address:
6149 Firelight Trail
Antioch, TN 37013

Send Tax Bills To:
Yamasa Co., LTD.
PO Box 4090
Scottsdale, AZ 85261

Tax Parcel ID No.:
176 05 0B 100.00CO

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$ 297,000.00**, 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 18th day of March, 2021.

Notary Public

My Commission Expires: 1-14-2023

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023