Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1973
Return To:
Realty Title & Escrow
6525 Quail Hollow, Ste 115
Memphis, TN 38120
RT File No. 11-MEM21-03093
TG: 9316929

Karen Johnson Davidson County
Batch# 629214 DEEDWARR
05/05/2021 11:38:04 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20

20210505-0060236

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Williamson (JL)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of April, 2021

Notary Public

Commission Expires:

Jonathan Paul Lucas, Esq
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires October 26, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yamasa Co, Ltd PO Box 4090 Scottsdale, AZ 85261 480-588-6121	NEW OWNER	151-10-0A-170.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Katrina K. Adams, a single woman

HEREINAFTER REFERRED TO AS 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. 139 on the Plan of Phase 2, Villages of Long Hunter P.U.D of record in Plat at Instrument No. 20020515-0059732, in the Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Katrina K. Adams, a single woman by Warranty deed from Marilyn J. York and Jeffrey Your, wife and husband of record in Instrument No. 20151019-0105945 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 19, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1760 London View Place, Nashville, 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, their heirs and assigns forever; and we so 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.

Dated this the 26th day of April, 2021.

Katrina K. Adams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katrina K. Adams** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of April, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)

Jonathan Paul Lucas, Esq.
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires October 6, 2024

WARRANTY DEED