Karen Johnson Davidson County
Batch# 629917 DEEDWARR
05/06/2021 09:29:58 AM 2 pgs
Fees: $13.00 Taxes: $1,124.80

20210506-0060788

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th **DAY OF MAY, 2021.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

PREPARED BY :
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122
File No. 11-MEM21-03149
TG: 9325585

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 11-MEM21-03149
TG: 9325585

06-NSH21-01603

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yamasa Co., Ltd., a Japanese corporation PO Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd., a Japanese corporation PO Box 4090 Scottsdale, AZ 85261	087 010A 111.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua M. Neal, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Yamasa Co., Ltd., a Japanese corporation**, hereinafter called the Grantees, their successors 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. 38 on the plan of CHESNEY GLEN, SECTION 4, a Planned United Development, as shown by plat of record in Plat Book 9700, Page 844, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joshua M. Neal, unmarried by Warranty Deed of record at Instrument No. 201611210122413, dated 11/15/2016 and recorded 11/21/2016, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3520 Glenfalls, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 3 day of May, 2021

Joshua M. Neal

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joshua M. Neal, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 3 day of May 2021.

Notary Public at Large

My commission expires: 5/17/21

