Karen Johnson Davidson County
Batch# 631465 **DEEDWARR**
05/07/2021 10:55:29 AM 3 pgs
Fees: $18.00 Taxes: $977.33

20210507-0061573

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**6525 N. Quail Hollow Rd., STe 115**
**Memphis, TN 38120**
**(901)260-4055**
**RT File No.: 11-MEM21-03550**
**TG : 9395162**

**STATE OF TENNESSEE**
**COUNTY OF** Shelby

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,142.00.**

Affiant

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30TH~~ 6TH DAY OF ~~APRIL~~ MAY, 2021.**

Notary Public

**MY COMMISSION EXPIRES:**

**(AFFIX SEAL)**

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

**02-NSH21-01661**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Yamasa Co., LTD, a Japanese Corporation<br>PO Box 4090<br>Scottsdale, AZ 85261 | Yamasa Co., LTD<br>PO Box 4090<br>Scottsdale, AZ 85261 | 150-03-0-358.00 |

## 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, **Zillow Homes Property Trust, a Delaware Statutory Trust**, 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.412, on the plan of Section Nine, "The Country", as shown by plat of record in Plat 6900, Pages 285 and 286, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert J. DeBerry, Jr. and wife, Susie R. DeBerry by deed from Phillips Builders, Inc., dated August 30, 1988, recorded September 2, 1988, of record in Book 7642, Page 920, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by deed from Robert J. Deberry, Jr. and Susie R. Deberry, husband and wife, dated March 25, 2021, recorded March 30, 2021, of record in Instrument No. 20210330-0041943, in the Register's Office for 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: 1316 Ravenna Ct S, 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, 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 30th day of April, 2021

Zillow Homes Property Trust, a Delaware Statutory Trust

BY: _____

Shneka Smith, Transaction Manager

STATE OF Georgia
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shrieka Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Transaction Manager of Zillow Homes Property Trust, and as such she is authorized by of Zillow Homes Property Trust to execute this instrument on its behalf.

Witness my hand and seal at Forsyth, GA, this 29th day of April, 2021.

Notary Public at Large
My commission expires

