WARRANTY DEED

Karen Johnson Davidson County
Batch# 636080 DEEDWARR
05/14/2021 09:46:50 AM 2 pgs
Fees: $13.00 Taxes: $1,243.20

20210514-0065178

B-SB-ELAM-21-3293

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~11th~~ 13th 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

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	Yamasa Co., Ltd.	
(NAME) **PO Box 4090**	(NAME) PO Box 4090	**062-02-0A-304.00-CO**
(ADDRESS) **Scottsdale, AZ 85261**	(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, **GHALIA ELTITI, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YAMASA CO., LTD,** *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:

*a Japanese corporation,

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Final Plat River Trace Estates, Phase 2 - Section 6 of record in Plat at Instrument No. 20010605-0058138, 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 Ghalia Eltiti, unmarried by Warranty deed from Said Mahmoud Altiti, married of record in Instrument No. 20180215-0014796 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 15, 2018. (Value of consideration shown in aforementioned deed $100,00.00.)

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20010605-0058138, 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 6851, Page 370, as amended in Book 6982, Page 747 and Instrument No. 20011126-0128569, Registers Office for Davidson County, Tennessee.
- By-Laws of record in Book 6851, Page 390, in the Register's Office for Davidson County, Tennessee.
- Charter for River Trace Estates HOA of record in Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 7907, Page 168, in the Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Plat Book 6250, Page 995, in the Register's Office for Davidson County, Tennessee.
- TVA Line easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Flowage easement of record in Book 2022, Page 83, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 3959, Page 595, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 7030, Page 798, in the Register's Office for Davidson County, Tennessee.
- Slope easement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee.
- Easement for sewer facilities of record in Book 7097, Page 135, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer line easement of record in Book 7097, Page 140 and Book 7593, Page 523, in the

Register's Office for Davidson County, Tennessee.
- Water main easement of record in Book 7097, Page 149 and Book 7593, Page 565, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3293 Cain Harbor Drive, Nashville, Tennessee 37214**.

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 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF MAY, 2021.

Ghalia Eltiti

Ghalia Eltiti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GHALIA ELTITI, 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 11th of May, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



~~RETURN TO:~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
File 11-MEM21-03978