Karen Johnson Davidson County
Batch# 640427 DEEDWARR
05/20/2021 09:10:08 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20210520-0068349

See page 2

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:
11-16-2022
(AFFIX SEAL)

PREPARED BY ~~& RETURN TO~~:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

RETURN TO:
Realty Title & Escrow
6525 Quail Hollow Ste 115
Memphis, TN 38120
File No. 11-MEM21-03417
TG: 9371600

04-NSH21-01606

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yamasa Co., Ltd., PO Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd. P.O. Box 4090 Scottsdale, AZ 85261	176-05-0B-177.00

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, **Natosha Miller, 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. 11 on the Plan of Final Plat Hickory Woods Estates, Section C, Phase II of record in Plat Book 9700, Page 952, 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 Natosha Miller, single by Warranty Deed of record at Instrument No. 20180709-0066268, dated 07/09/2018 and recorded 07/09/2018, Affidavit of Scrivener's Error at 20180821-0082857, in the Register's Office of Davidon 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: 5129 Brookstone Court, 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 14th day of May, 2021

Natosha Miller

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 14th day of May, 20 21, before me personally appeared Natosha Miller, 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: 4-16-2022

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me this 19th day of May, 2021.

Notary Public

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