WARRANTY DEED

Karen Johnson Davidson County
Batch# 645593 **DEEDWARR**
05/28/2021 10:30:42 AM 2 pgs
Fees: $13.00 Taxes: $1,213.60

20210528-0072312

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

Return To: Realty Title & Escrow , 6525 Quail Hollow, Suite 115 , Memphis, TN 38120
RT File No. 11-MEM21-03494 TG: 9387068

ADDRESS NEW OWNER(S) AS FOLLOWS: Yamasa Co., Ltd., a Japanese Corporation	SEND TAX BILLS TO: Yamasa Co., Ltd., a Japanese Corporation	MAP-PARCEL NUMBERS
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	137-13-0A-011.00-CO
(ADDRESS) Scottsdale, AZ 85261 (480) 588-6121	(ADDRESS) Scottsdale, AZ 85261 (480) 588-6121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James Peplinski, a single man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yamasa Co., Ltd., a Japanese Corporation** , HEREINAFTER CALLED THE GRANTEE, 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. 11 on the Plan of Peninsula Point, Phase 3, Section 3, of record in Plat Book 11700, page 32 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Peplinski and Mary Peplinski by Quit Claim Deed of record at Instrument No. 200901090002371, dated 01/03/2009 and recorded 01/09/2009, in the Register's Office of Davidson, Tennessee.

The said Mary Peplinski having since deceased on or about February 17, 2014, leaving James Peplinski the surviving tenant by entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3812 Waterford Way Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 20th day of May, 2021.

James Peplinski
James Peplinski

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James Peplinski**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of MAY, 2021.

Amanda N Muchioki
Notary Public
My Commission Expires: 03/12/2022

Amanda N. Muchioki
Notary Public, State of New York
Reg. #01MU6372125
Qualified in Monroe County
Commission Expires 03/12/2022