WARRANTY DEED

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-MEM21-03266
TG: 9351323

STATE OF TENNESSEE, COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $329,500.00.

Affiant

Subscribed and sworn to me on May 27, 2021

NOTARY PUBLIC
My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Yamasa Co., Ltd P.O. Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd. P.O. Box 4090 Scottsdale, AZ 85261	087 01 0A 146.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joshua L. Graham, a single person**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Yamasa Co., Ltd., a Japanese corporation**, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 73, as shown on 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 particular description of said property.

Being the same property conveyed to Joshua L. Graham, a single person by Warranty Deed of record at Instrument No. 201904260038496, dated 04/25/2019 and recorded 04/26/2019, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3605 Caledon Court, Hermitage, Tennessee 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Karen Johnsor Davidson County
Batch# 645604 DEEDWARR
05/28/2021 10:46:45 AM 2 pgs
Fees: $13.00 Taxes: $1,219.15

20210528-0072327

Witness my hand this 05/13/21

Joshua L. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/13/21, before me personally appeared Joshua L. Graham, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 05/13/21

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024