Karen Johnson Davidson County
Batch# 656813 DEEDWARR
06/15/2021 10:33:57 AM 4 pgs
Fees: $23.00 Taxes: $1,124.80

20210615-0080391

WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00

Anne MacDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamasa Co., Ltd.	New Owner	151-10-0A-043.00 - CO
(NAME) PO Box 4090	(NAME)	
(ADDRESS) Scottsdale AZ 85261	(ADDRESS)	
(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, WE, **James Peplinski, unmarried, and William Mohr, unmarried** , HEREINAFTER CALLED THE GRANTORS, HAVE 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:

Being Lot No. 62, Phase One Villages of Long Hunter, as shown of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James A. Peplinski and William Mohr by Warranty Deed of record at Instrument No. 201612020126613, dated 11/04/2016 and recorded 12/02/2016, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Subdivision restrictions, building lines and easements of record in 20010123-0006894; 20000207-0012630, Restrictions at 20010531-0056382, as amended in Instrument No. 20031111-0164945, Easement(s) of record at Book 1115, Page 302 And Book 1101, Page 457; Book 2338, Page 406. Book 4446, Page 423 And Book 4535, Page 351; Book 8358, Page(s) 91 & 94 And Book 8197, Page 288; Book 9661, Page 919; 20001030-0107415; 20000906-0088271; 20000906-0088272, By-Laws of record in Instrument No. 20041022-0127537, HOA Charter of record in Instrument No. 20010531-0056381 and Instrument No. 20010331-0056383, **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 7004 S Hampton Blvd 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 27th day of MAY, 20 21

James Peplinski

James Peplinski

STATE OF New York
COUNTY OF Monroe

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

WITNESS my hand and official seal at office this 27th day of May, 20 21

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

Witness my hand this 5th day of May, 2021.

James Peplinski

William Mohr

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 _____ day of May, 2021.

Notary Public
My Commission Expires: _____

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William Mohr**, 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 _____ day of May, 2021.

Notary Public
My Commission Expires: _____

* see attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)

On May 5 2021 before me, Madeline E. Raynor, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared William Dean Mohr
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MADELINE E. RAYNOR
Notary Public - California
Santa Clara County
Commission # 2271419
My Comm. Expires Dec 16, 2022

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Madeline E. Raynor
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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