RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
File #- MEM21-05062

Karen Johnson Davidson County
Batch# 671889 **DEEDWARR**
07/07/2021 10:54:45 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210707-0091179

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Anne McDonald
Affiant

Subscribed and sworn to before me, this ~~1st~~ 6th day of July, 2021.

Notary Public

My commission expires:

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

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Yamasa Co., Ltd., a Japanese Corporation	**Yamasa Co., Ltd., a Japanese Corporation**	**176-05-0-101.00**
PO Box 4090	**P.O. Box 4090**	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Marilyn Randolph, an unmarried person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Yamasa Co., Ltd., a Japanese Corporation

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Final Plat of Hickory Woods, Section B of record in Plat Book 6900, Page 512, 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 Billy R. Randolph and wife, Barbara A. Randolph by Warranty deed from James L. Claxton and wife, Ann E. Claxton of record in Book 11538, page 293, Register's Office for Davidson County, Tennessee, dated June 21, 1999 and recorded on June 22, 1999.

Being the same property conveyed to Billy R. Randolph and Marilyn J. Randolph, as joint tenants with right of survivorship by Quitclaim deed from Billy R. Randolph, married of record in Instrument No. 20090218-0013564 Register's Office for Davidson County, Tennessee, dated January 30, 2009 and recorded on February 18, 2009; the said Billy R. Randolph having since died on January 15, 2021.

This is improved property known as **5112 Hickory Grove Dr., Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of July, 2021.

Marilyn Randolph

Marilyn Randolph

STATE OF TENNESSEE
COUNTY OF Ruther

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marilyn Randolph, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of July, 2021.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 21-000210-529