Karen Johnson Davidson County
Batch# 672740 **DEEDWARR**
07/08/2021 09:48:02 AM 2 pgs
Fees: $13.00 Taxes: $1,224.70

20210708-0091901

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00.

Anne McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2021.

7th

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

PREPARED BY:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

RETURN TO:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Rd. Ste 115
Memphis, TN 38120
File No.: 11-MEM21-05150
TIG No. : 9597084

03-NSH21-02185

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yamasa Co., Ltd., 2925 River Bend Dr. Nashville, TN 37214	Yamasa Co., Ltd., 2925 River Bend Dr. Nashville, TN 37214	062 02 0A 231.00

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, **Billy Jones and Angela K. Jones, husband and wife**, 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. 223, on the plan of River Trace Estates, Phase I, Sections 4 and 5, of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Billy Jones and wife Angela K. Jones by Warranty Deed from Danette R. Tanner and husband, Don S. Tanner dated November 18th, 2011 and filed of record on December 27, 2011 in Instrument Number 20111227-0100350, Register's Office for Davidson 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: 2925 River Bend Dr., Nashville, TN 37214

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 6th day of July, 2021

Billy Jones

Angela K. Jones

STATE OF TENNESSEE

COUNTY OF Williamson

On this 6th day of July, 2021, before me personally appeared Billy Jones and Angela K. Jones, 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: 05/05/25

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY