WARRANTY DEED

Karen Johnson Davidson County
Batch# 676730 **DEEDWARR**
07/14/2021 11:32:36 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20210714-0094653

STATE OF TN
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Anne McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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., a Japanese Corporation	OWNER OF RECORD	
(NAME) PO BOX 4090	(NAME) PO BOX 4090	15014009100
(ADDRESS) SCOTTSDALE AZ 85261	(ADDRESS) SCOTTSDALE AZ 85261	
(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, **Wendell S. Seeds, a single man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yamasa Co., Ltd., a Japanese Corporation,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 11, on the Plan of Section Two addition to Jamestown Estate, as shown by plat of record in Plat Book 8250, Page 371, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wendell S. Seeds by way of Quit Claim Deed of record at Instrument No. 20150521-0047049 in the Said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Easements, or claims of easements, not shown by the Public Records, Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land, Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. Subdivision restrictions, building lines and easements of record in Plat Book 8250, Page 371, Declaration of Covenants, Conditions and Restrictions of record at Book 7476, Page 643, Book 7502, Page 11, Book 7861, Page 420 and Book 8149, Page 337, Easement(s) of record in Book 9931, Page 619; Book 5936, page 511 **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 3324 Hamilton Church Rd. 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 7th day of July, 2021.

Wendell S. Seeds

STATE OF CA
COUNTY OF ALAMEDA

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Wendell S. Seeds**, 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 7th day of July, 2021.

Notary Public

My Commission Expires: MAY 7th, 2025

SASHI S. SINGH
COMM. # 2355387
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXP. MAY 7, 2025

ACKNOWLEDGMENT

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 ALAMEDA)

On July 6th, 2021 before me, SASHI SINGH NOTARY PUBLIC
(insert name and title of the officer)

personally appeared WENDELL S. SEEDS,
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.

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.

SASHI S. SINGH
COMM. # 2355387
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXP. MAY 7, 2025

Signature _____ (Seal)