WARRANTY DEED

Karen Johnson Davidson County
Batch# 683032 **DEEDWARR**
07/26/2021 09:44:36 AM 2 pgs
Fees: $13.00 Taxes: $1,143.30

20210726-0099657

O-SB-KW-21-5348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STEPHENIE BOOKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES MAR 7, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Yamasa Co., Ltd., a Japanese corporation	**Yamasa Co., Ltd., a Japanese corporation**	
(NAME) **PO Box 4090**	(NAME) **PO Box 4090**	**176-05-0A-113.00-C0**
(ADDRESS) **Scottsdale, AZ 85261**	(ADDRESS) **Scottsdale, AZ 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REGINALD LEE WALLACE, SR. AND WIFE, DEBORAH WALLACE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YAMASA CO., LTD., A JAPANESE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 102 on the Plan of Hickory Woods ~~Estates,~~ Section C of record in Plat Book 6900, Page (s) 884, 885, 886 AND 887, in the Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Reginald Lee Wallace, Sr. and wife, Deborah Wallace by Warranty deed from Jimmy Nguyen, married of record in Instrument No. 20070409-0041726 Register's Office for Davidson County, Tennessee, dated April 05, 2007 and recorded on April 09, 2007.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 884 through 887, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 9678, Page 187, as amended in Book 9764, Page 44, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of Hickory Woods Homeowner's of record in Book 7932, Page 648, corrected in Book 9616, page 470; Book 9616, page 477; Book 9678, page 213; Book 9764, page 44 and amended in Instrument No. 20001207-0120450 and 20031010-0150800, in the Register's Office for Davidson County, Tennessee.
- Charter of Hickory Woods Homeowner's of record in Book 7587, Page 87; Book 7867, page 67 and Book 9680, page 319, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Hickory Woods Estates Homeowner's Association of record in Book 9786, Page 923, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to United States of America, as set forth of record in Book 9632, Page 973, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20010614-0062709 and 20011015-0111957, in the Register's Office for Davidson County, Tennessee.
- Architectural Review Committee of record in Instrument Number 20010614-0062710, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5348 Sunnyvale Drive, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF JULY, 2021.

Reginald Lee Wallace, Sr.

Deborah Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINALD LEE WALLACE, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH WALLACE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Realty Title & Escrow Co., Inc
6525 N. Quail Hollow Rd, Suite 410
Memphis, TN 38120
File No. 11-MEM21-04027
TG: 9458053