Karen Johnson Davidson County
Batch# 688213 DEEDWARR
08/02/2021 09:36:22 AM 2 pgs
Fees: $13.00 Taxes: $1,228.40

20210802-0103309

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-5-23

(AFFIX SEAL)

LISA C. POSEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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-MEM21-05433
TIG No.: 9641160

03-NSH21-02473

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yamasa Co., LTD., P.O. Box 4090 Scottsdale, AZ 85261	Yamasa Co., LTD., P.O. Box 4090 Scottsdale, AZ 85261	150 – 12 0A – 123.00

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, **Frank J. Ellis, a single man**, 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 situated in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 660 ON THE PLAN OF PHASE V-A SOMERSET, OF RECORD IN BOOK 7900, PAGE 399, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Frank Ellis by Quitclaim Deed of record at Instrument No. 200311200169366, dated 11/05/2003 and recorded 11/20/2003, in the Register's Office of Davidson, 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: 3625 Seasons Dr, Antioch, TN 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 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 29th day of July, 2021

Frank J. Ellis

STATE OF TENNESSEE

COUNTY OF Williamson

On this 29th day of July, 2021, before me personally appeared Frank J. Ellis, 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: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM