NEW OWNER:

YAMASA CO., LTD.
P. O. BOX 4090
SCOTTSDALE, AZ 85261

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1106

Map & Parcel 161100A03600

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 701636 DEEDWARR
08/20/2021 10:58:30 AM 7 pgs
Fees: $38.00 Taxes: $1,165.50
20210820-0112874

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifteen Thousand and 00/100 Dollars ($315,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MYKEL SPARACINO, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL SPARACINO, and TAYLOR SPARACINO, and MADISON PARKER,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **YAMASA CO., LTD., a Japanese Corporation,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Phase One, Villages of Brentwood of record in Plat Book 5200, Page 613, 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 Michael Albert Sparacino by Warranty deed from Gloria M. Schmittou, now known as Gloria M. Ebarb and husband, Julius Lee Ebarb, Jr of record in Instrument No. 20100824-0066945 Register's Office for Davidson County, Tennessee, dated August 20, 2010 and recorded on August 24, 2010.

Being also known as 5356 Village Way Nashville, Tennessee 37211.

Michael Albert Sparacino a/k/a Michael Sparacino is now deceased, having died unmarried an intestate on March 25, 2021. For further reference to title, see the Probate of the Estate of Michael Sparacino, of record in Docket No. 21P1242, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville (Probate Division). In addition, for further reference to title, see Affidavit of Heirship, of record in Instrument No. 20210719-0096702, in the Register's Office for Davidson County, Tennessee, whereby the heirs-at-law of Michael Sparacino are his three children: Mykel Sparacino, Taylor Sparacino and Madison Parker.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **5356 VILLAGE WAY, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 613, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 13th day of August, 2021.

ESTATE OF MICHAEL SPARACINO

By: _____
Mykel Sparacino, Personal Representative

_____
MYKEL SPARACINO, individually

STATE OF TEXAS

COUNTY OF Harris

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MYKEL SPARACINO, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL SPARACINO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of August, 2021.

_____
NOTARY PUBLIC

My commission expires: 06/23/2025

ETHAN LOPEZ
Notary Public, State of Texas
Comm. Expires 06-23-2025
Notary ID 131184644

WITNESS MY SIGNATURE hereto this 13 day of August, 2021.

TAYLOR SPARACINO

STATE OF Georgia

COUNTY OF Barrow

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TAYLOR SPARACINO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of August, 2021.

NOTARY PUBLIC

My commission expires: 7/13/2025

Brooklyne Dunlap
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 07/13/2025

202108200112874

WITNESS MY SIGNATURE hereto this 13 day of August, 2021.

Madi Parker
MADISON PARKER

STATE OF Georgia

COUNTY OF Barrow

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MADISON PARKER**, 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.

WITNESS my hand and official seal at office this 13th day of August, 2021.

NOTARY PUBLIC

My commission expires: 7/13/2025

Brooklyne Dunlap
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 07/13/2025

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

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

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 13th day of August, 20 21.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

5356 Village Way
Nashville, TN 37211

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/13/2021 (date of document).

Affiant Signature

8/13/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 13th day of August, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024