WARRANTY DEED

Karen Johnson Davidson County
Batch# 705760 DEEDWARR
08/27/2021 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210827-0115859

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00 .

Affiant John Zeknak

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YAMASA CO., LTD	**YAMASA CO., LTD**	**149-01-0B-069.00**
(NAME)	(NAME)	
2-20-6 FUKUYOMI-HIGASHI	**P.O. BOX 4090**	
(ADDRESS)	(ADDRESS)	
OKAYAMA CITY, JAPAN 702-8033	**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, **ERIC L. LEWIS AND WIFE, SHERIKA D. LOCKE LEWIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YAMASA CO., LTD, A JAPANESE CORPORATION**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 268, on the Plan of Piccadilly Square, Phase III of record in Plat Book 6250, page 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric L. Lewis and Sherika D. Locke, husband and wife by Warranty Deed from Brenda Y. Coffee, dated August 17, 2011 and recorded August 19, 2011 of record in Instrument No. 20110819-0064316, Register's Office for Davidson County, Tennessee. The said Sherika D. Locke is now known as Sherika D. Locke Lewis.

unimproved ☐
This is improved ☒ property, known as **800 Billingsgate Court** (House Number) (Street) (P.O. Address) **Antioch, TN** (City or Town) **37013** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2021 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 6250, page 894, said Register's Office; (c) Restrictions of record in Book 6236, page 683, Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6300, page 409, re-recorded in Book 6306, page 833; Book 6335, page 322; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184 ; Book 6518, page 190 and Book 6830, page 739, said Register's Office; (d) By-Laws of Piccadilly Square Homeowner's Association of record in Book 6236, page 683 at page 708; Book 6295, page 572; Book 6295, page 580; Book 6295, page 588 and Book 6300, page 431, said Register's Office.

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.

This document becomes effective on August 13, 2021.

Witness my hand this 11th day of August 2021.

Eric L. Lewis

Sherika D. Locke Lewis

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Eric L. Lewis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of August 2021.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Sherika D. Locke Lewis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of August 2021.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 8/11/2021 (date of document).

Kayla Short

Affiant Signature

8/11/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 11th day of August, 20 21,

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