Karen Johnson Davidson County
Batch# 706436 DEEDWARR
08/30/2021 09:05:30 AM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20210830-0116320

This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Yamasa Co., Ltd., A Japanese Corporation
PO Box 4090
Scottsdale, AZ 85261

Name and address of new owner:
Yamasa Co., Ltd., A Japanese Corporation
PO Box 4090
Scottsdale, AZ 85261

Map parcel number: 183-05-0A-311.00-CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Robert S. Bessone, a married person,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Yamasa Co., Ltd., A Japanese Corporation,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hand this 21 day of July, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert S. Bessone

Andrea Bessone, signing to convey and waive her homestead and marital rights as non-title spouse

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21 day of July, 20 21, before me personally appeared Robert Robert S. Bessone, and Andrea Bessone, wife of Grantor, as non-title spouse of Grantor, 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

Printed Name: BENTON SMITH

Commission Expires:

1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5904 Banning Circle, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 183-05-0A-311.00-CO

Land in Davidson County, Tennessee, being Lot No. 499 on the Plan of Phase Four, Section Seven B, October Woods, R10 Residential P.U.D. of record in Plat at Instrument No. 20000907-0088378, 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 Robert S. Bessone, Unmarried by Warranty deed from James Michael Maitland, Unmarried of record in Instrument No. 20070716-0084064 Register's Office for Davidson County, Tennessee, dated July 12, 2007 and recorded on July 16, 2007.

Being also known as 5904 Banning Circle Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

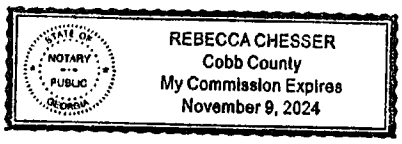
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 350,000.00

AFFIANT

Subscribed and sworn to before me, this 21st day of July, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

5904 Banning Circle
Antioch, TN 37013

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 7/21/2021 (date of document).

Kayla Short

Affiant Signature

7/21/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 21st day of July, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

