Karen Johnson Davidson County
Batch# 709128 DEEDWARR
09/02/2021 11:32:15 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210902-0118443

STATE OF TENNESSEE,
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 09/24/2024

(AFFIX SEAL)

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD 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-MEM21-05774
TIG No.: 9686254

03-NSH21-02758

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 – 03 0 – 417.00

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, **Curtis L. Gardner Jr., and wife, Lisa M. Gardner**, 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 in Davidson County, Tennessee, being Lot No. 463 on the Plan of "The Country", Section Ten as of record in Plat Book 6900, Page 394, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> Being the same property conveyed to Curtis L. Gardner, Jr. and wife, Lisa M. Gardner by Warranty Deed of record at Instrument No. 200509070107551, dated 08/26/2005 and recorded 09/07/2005, in the Register's Office of Davidson County, 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: **3528 Thornehill 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 30th day of August, 2021

Curtis L. Gardner Jr.

Lisa M. Gardner

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 30th day of August, 2021, before me personally appeared Curtis L. Gardner Jr. and Lisa M. Gardner, 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: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY