Name and Address of New Owner:
Yamasa Co., LTD.
P.O. Box 4090
Scotsdale, AZ 85261

Send Tax Bills To:
Yamasa Co., LTD.
P.O. Box 4090
Scotsdale, AZ 85261

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 709135 DEEDWARR
09/02/2021 11:35:41 AM 4 pgs
Fees: $23.00 Taxes: $1,250.60
20210902-0118445

Map & Parcel No: 108-04-0A-085-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Verna Johnson Graves, Marteen Johnson, Alexis Johnson, Victor Johnson, Jr., Charles Johnson, David Johnson, James B. Johnson, Jr., Donna Johnson, Darryl Johnson, Victoria Johnson and Josiah Johnson, Heirs at law of the Estate of Preston Johnson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Yamasa Co., Ltd., a Japanese Corporation,

"the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 33 on the Plan of Villages of Larchwood, Phase 2, Section 3 of record in Book 9700, Page 861, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Preston W. Johnson by Warranty Deed of record at Instrument No. 200106050058845, dated 05/31/2021 and recorded 06/05/2001, in the Register's Office for Davidson County, Tennessee. Preston W. Johnson died intestate on April 24, 2014 leaving Victor Johnson, Verna Johnson, Charles Johnson, David Johnson, James B. Johnson, Jr., Donna Johnson and Darryl Johnson as his heirs at law. See Affidavit of Heirship of record in Instrument No. 20180124-0007295, Register's Office for Davidson County, Tennessee. Victor Johnson died on April 22, 2021 leaving Marteen Johnson, Victor Johnson, Jr., Alexis Johnson and two minor children Victoria Johnson and Josiah Johnson as his heirs at law. See Affidavit of Heirship of record in Instrument No. 20210902-0118444, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1209 Danbury Court, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of August, 2021.

[redacted]

By: Verna M. Johnson Graves (SEAL)
Verna Johnson Graves, Heir

By: Marteen Johnson (SEAL)
Marteen Johnson, Heir

By: A. Johnson (SEAL)
Alexis Johnson, Heir

By: V. Johnson Jr. (SEAL)
Victor Johnson, Jr., Heir

By: Charles Johnson (SEAL)
Charles Johnson, Heir

By: David Johnson (SEAL)
David Johnson, Heir

By: James B Johnson Jr (SEAL)
James B. Johnson, Jr., Heir

By: Donna Johnson by Darryl (SEAL)
Donna Johnson, Heir

By: (SEAL)
Darryl Johnson, Heir

By: Victoria Johnson by Marteen Johnson (SEAL)
Victoria Johnson

By: Josiah Johnson by Marteen Johnson (SEAL)
Josiah Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2021, before me personally appeared Verna Johnson Graves, Marteen Johnson, Alexis Johnson, Victor Johnson, Jr., Charles Johnson, David Johnson, James B. Johnson, Jr., Donna Johnson, and Darryl Johnson, Heirs of Estate of Preston Johnson and Victoria Johnson and Josiah Johnson of Estate of Preston Johnson, 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's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2021.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of August, 2021.

Victoria Johnson by Marteen Johnson (SEAL)
Victoria Johnson
By: Marteen Johnson, Appointed Guardian

Josiah Johnson by Marteen Johnson (SEAL)
Josiah Johnson
By: Marteen Johnson, Appointed Guardian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2021, before me personally Marteen Johnson on behalf of Victoria Johnson and Josiah Johnson as their Appointed Guardian by Order No. GP-21-11 as filed in Chancery Court for Montgomery County, Tennessee, 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's (or persons') as their Appointed Guardian.

Witness my hand, at office, this 20th day of August, 2021.

Notary Signature
My commission expires: 11-8-21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

PROPERTY DESCRIPTION

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $338,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of August, 2021.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

RECORD AND RETURN TO:
Realty Title and Escrow Company, Inc.
6525 N Quail Hollow Road., suite 115
Memphis, TN 38120
(901)260-4055
File No.: 11-MEM21-05414
TG: 9639860