Karen Johnson Davidson County
Batch# 710379 DEEDWARR
09/07/2021 09:24:44 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20210907-0119303

Prepared By:
Tennessee Title Services, LLC
547 N Mt Juliet Rr., Ste 100
Mt. Juliet, TN 37122
MJ-21-5543

Record and Return To:
Realty Title and Escrow Company, Inc
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 11-MEM21-06005
TG: 9721166

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of September, 2021.

Notary Public

Commission Expires: 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yamasa Co., LTD. P.O. Box 4090 Scottsdale, AZ 85261 (480) 588-6121	Yamasa Co., LTD. P.O. Box 4090 Scottsdale, AZ 85261 (480) 588-6121	150-11-0-275.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Josiah Obiefuna, a single man

HEREINAFTER REFERRED TO AS 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. 12 on the Plan of Belle Oaks Subdivision, Phase 1, of record in Plat Book 6900, page 768, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Josiah Obiefuna, single man by Warranty deed from Larry J. Gehrett and Carolyn L. Gehrett, husband and wife of record in Instrument No. 20180220-0015526 Register's Office for Davidson County, Tennessee, dated February 12, 2018 and recorded on February 20, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 104 Belle Oaks Court, 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 and assigns forever; and we so 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.

Dated this the 1st day of September, 2021.

Josiah Obiefuna

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josiah Obiefuna** 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 Mt. Juliet, Tennessee this 1st day of September, 2021.



Notary Public
My Commission Expires: