# WARRANTY DEED

Karen Johnson Davidson County
Batch# 712897 DEEDWARR
09/10/2021 12:11:33 PM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20210910-0121560

State of Tennessee
County of ~~Davidson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of ~~August~~ September, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEPHEN R. SOHER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-4-2024

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Yamasa Co., LTD., a Japanese Corporation | Yamasa Co., LTD., a Japanese Corporation | 16413014900 |
| (NAME) | (NAME) | |
| PO Box 4090 | PO Box 4090 | |
| (ADDRESS) | (ADDRESS) | |
| Scottsdale, AZ 85261 | Scottsdale, AZ 85261 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tyler Ward and Jessica Cacace, husband and wife,** 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. 139 on the Plan of Final Plat, Asheford Crossing, Section Three, of record in Plat Book 9700, Page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tyler Ward, unmarried, by deed of record in Instrument No. 20170524-0051484, Register's Office for Davidson County, Tennessee.

Jessica Cacace joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5700 Murphywood Xing, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 26th day of August, 2021.

Tyler Ward

Jessica Cacace

State of NY
County of SUFFOLK

Personally appeared before me Tyler Ward and Jessica Cacace, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2021.

Notary Public
My Commission Expires: 01/13/2024

...onique Stozzetto
...ry Public, State of New York
No. 01ST6402913, Suffolk County
Commission Expires Jan. 13, 2024

**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-MEM21-06231
TG: 9750762