WARRANTY DEED

Karen Johnson Davidson County
Batch# 715966 DEEDWARR
09/15/2021 10:34:59 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210915-0123711

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHENIE BOOHER NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMMISSION EXPIRES 3-2-2024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN, 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yamasa Co., LTD., a Japanese Corporation	New Owner	026 06 0 045.00
(NAME) PO Box 4090	(NAME)	
Scottsdale, AZ 85261	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Spencer Bryant Ogles and Carrie Noel Ogles, husband and wife** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Yamasa Co., LTD., a Japanese Corporation,** hereinafter called the GRANTEE(S), his/her/their 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. 111 on the Plan of Windsor Green, Phase I-Section I, of record in Plat Book 6250, Page 31, 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 Thomas J. Gregg and Elaine P. Gregg, husband and wife by Warranty Deed from Hannah Custom Homes, LLC, a Tennessee Corporation dated 01/15/2015 and recorded 01/16/2015, of record in Instrument 201501160005033, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carrie Noel Ogles and Spencer Bryant Ogles, wife and husband by Warranty Deed from Thomas J. Gregg and Elaine P. Gregg, husband and wife, dated 05/04/2020 and recorded 05/08/2020, of record in Instrument 202005080048203, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 111 Dorchester Court, Goodlettsville, TN 37072
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10th day of September, 2021 .

Spencer Bryant Ogles

Carrie Noel Ogles

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Spencer Bryant Ogles and Carrie Noel Ogles, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of September, 2021.

Notary Public
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
11-MEM21-05906
TG. 9707134