Karen Johnson Davidson County
Batch# 720772 DEEDWARR
09/21/2021 10:39:31 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20210921-0126602

Prepared By and Return To:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
(901)260-4055
File No. 11-MEM21-06687
TG. 980780S

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Jason Carpenter* ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto Yamasa Co., Ltd., a Japanese Corporation ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

*unmarried

LAND in Davidson County, Tennessee, being Lot No. 314 on the Plan of Section Three, Truxton Park of record in Instrument No: 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Derivation Clause: Being the same property conveyed to Debra Blanchard by way of Warranty Deed of record at Instrument No. 200208280104106 in the Register's Office of Davidson County, Tennessee. Debra Blanchard died on or about December 14, 2014, survived by Jason Carpenter her sole heir and Grantor here, as evidenced by Affidavit of Heirship recorded at Instrument No. 20182130121445.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted Encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Instrument No. 200110240116272; Declarations of Covenants, Conditions and Restrictions of record at: Instrument Nos. 200010110100896, 20010300107559, amended at Instrument No. 200105220052910, 200201230009419, 200205060055597 and 200207180086907; Deed Restricitons of record at Instrument No. 200503110027266; Bylaws of Truxton Park HOA at Instrument No. 200011010108604; Charter of Truxton Park HOA at Instrument No. 200011010108603, all of record in said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 16th day of September, 2021.

Jason Carpenter

STATE OF TENNESSEE
COUNTY OF ✓ Davidson

On this 15th day of September, 2021, before me personally appeared Jason Carpenter, 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.

✓ Ted Matthews
Notary Public

My Commission Expires: March 8, 2022

TED G MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
(Seal)

Owner Name and Address:
Yamasa Co., Ltd.
PO Box 4090
Scottsdale, AZ 85261

Property Address:
2417 Pleasant Springs Ln
Hermitage, TN 37076

Send Tax Bills To:
Yamasa Co., Ltd.
PO Box 4090
Scottsdale, AZ 85261

Tax Parcel ID No.:
064 16 0D 166.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of September, 2021

Notary Public

My Commission Expires: _____

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