Karen Johnson Davidson County
Batch# 729093 DEEDWARR
10/04/2021 08:28:41 AM 2 pgs
Fees: $13.00 Taxes: $1,270.40
20211004-0132695

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937319

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 11-MEM21-06929

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

The actual consideration or value, whichever is greater, for this transfer is: $343,350.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2021.

Notary Public
My Commission Expires:

SIDNEY SIMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-14-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yamasa Co., LTD. PO Box 4090 Scottsdale, AZ 85261	New Owner	Tax Parcel ID No. 149 10 0 127.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarunya Wongpanich, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yamasa Co., LTD., a Japanese Corporation**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 38 on the Plan of Hunter's Run Section Four of record in Instrument No. 20011207-0135040, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Sarunya Wongpanich, a married woman, by Warranty Deed from Richard Pitt, an unmarried man, of record in Instrument No. 20150102-0000128, in the Register's Office of Davidson County, Tennessee, dated December 29, 2014 and recorded on January 02, 2015.

Shaw Cunningham joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Sarunya Wongpanich.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hunter's Run Section Four, as recorded in Plat Instrument No. 20011207-0135040 .

This is improved property located at 1920 Streamfield Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2021.

Sarunya W.
Sarunya Wongpanich

Shaw Cunningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarunya Wongpanich and Shaw Cunningham, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2021.

Nathan L Powers
Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024