Karen Johnson Davidson County
Batch# 742123 DEEDWARR
10/25/2021 08:39:53 AM 2 pgs
Fees: $13.00 Taxes: $1,283.90
20211025-0142633

Return to:
Realty Title & Escrow
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
File No. 11-MEM21-07013
TG: 9850072

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 20th day of OCTOBER, 2021.

Notary Public
My Commission Expires: 3-2-2024

STEPHEN E. BOOHER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES

Prepared by:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd, Suite 600
Smyrna, TN 37167
File No. 635-21

Address of New Owner	Send Tax Bills To:	
Yamasa Co., Ltd. Po Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd. Po Box 4090 Scottsdale, AZ 85261	Map/parcel: 163 01 0 015.00

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

Antonio Maurice Terrell, married

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yamasa Co., Ltd., a Japanese corporation

HEREINAFTER CALLED THE GRANTEE(S), its 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. 16 on the Plan of Hickory Highland Place, Phase 2, according to plat of record in Plat Book 9700, Page 681, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Antonio Maurice Terrell, unmarried (now married) by Deed from Jerry Butler Builders, LLC dated 8/28/1999 and filed for record in Book 11654, Page 522 and corrected in Instrument No. 20211101-0132233, in the Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants and Easements of record in Book 7775, page 361, Book 6900, page 561 & 562 and Plat Book 9700, Page 681, in the Register's Office for Davidson County, Tennessee.

Gyla M. Terrell hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that she may have in said property, including but not limited to the marital interest.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 4236 Kevinwood 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 GRANTEE(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, 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 19th day of October, 2021.

Antonio Maurice Terrell

Gyla M. Terrell

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Antonio Maurice Terrell and Gyla M. Terrell**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 19th day of October, 2021.

Notary Public

My Commission Expires: 2/11/22

EDWARD P HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY