Karen Johnson Davidson County
Batch# 743555 DEEDWARR
10/26/2021 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20211026-0143766

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215
Return to :
OS National LLC
3097 Satellite Blvd
Duluth, GA 30096

39-B
File #21-1627

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah C. Cagle, a married woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Yamasa Co., Ltd., a Japanese Corporation,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Subdivision of Windsor Green, Phase II, Section III of record in Plat Book 6900, Page 845, 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 Sarah C. Hunter, unmarried by Special Warranty deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20100615-0046410 Register's Office for Davidson County, Tennessee, dated April 13, 2010 and recorded on June 15, 2010. Sarah C. Hunter is now known as Sarah C. Cagle. Sarah C. Cagle is now married to Robb Cagle, who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 113 Lidgate Ter, Goodlettsville, TN 37072.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Yamasa Co., Ltd. PO Box 4090 Scottsdale AZ 85261	NEW OWNER	026-02-0-014.00

WITNESS THE EXECUTION HEREOF this 14th day of October, 2021.

Sarah C Cagle

Robb Cagle

State of Tennessee)
County of Davidson)

On this 14th day of October, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sarah C Cagle and Robb Cagle, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/25

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 343,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of October, 2021.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
KIOSHA ROBINSON
NOTARY PUBLIC-GEORGIA
FULTON COUNTY
My Comm. Expires June 16, 2025

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/14/2021 (date of document).

Kayla Short
Affiant Signature

10/14/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 14th day of October, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

