Karen Johnson Davidson County
Batch# 744720 DEEDWARR
10/27/2021 10:46:55 AM 2 pgs
Fees: $13.00 Taxes: $1,250.60
20211027-0144285

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

PREPARED BY:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

RETURN TO:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 11-MEM21-07068
TG: 9857057

04-NSH21-02922

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yamasa Co., LTD. PO Box 4090 Scottsdale, AZ 85261	Yamasa Co., LTD. PO Box 4090 Scottsdale, AZ 85261	Tax Map(s): 150- 03 0- 396.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marjorie Hafner, unmarried** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Yamasa Co., LTD., a Japanese Corporation**, hereinafter called the Grantees, their successors 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. 354 on the Plan of The Country, Section 8, of record in Plat Book 6250, Pages 907 and 908, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Hafner and wife, Marjorie A. Hafner by Warranty Deed of record in Book 6891, page 640, dated 06/13/1986 and recorded 06/19/1986 in the Register's Office of Davidson County, Tennessee.

The said Robert Hafner has passed away on or about 04/08/2021 leaving Marjorie Hafner as his sole surviging spouse.
Marjorie Hafner covenants she is one and the same as Marjorie A. Hafner.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **812 Dresden 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 22 day of October, 2021

Marjorie Hafner

Marjorie Hafner

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 22nd day of October, 2021, before me personally appeared Marjorie Hafner, 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.

Robin Zaleski

Notary Public

My Commission Expires: 09/24/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY