Karen Johnson Davidson County
Batch# 744723 DEEDWARR
10/27/2021 10:48:31 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20211027-0144289

WARRANTY DEED

Property address: 4116 Highlander Court Antioch, TN 37013 Owner's name and address: Yamasa Co., Ltd. P.O. Box 4090 Scottsdale, AZ 85261 Mail tax bills to: Yamasa Co., Ltd. P.O. Box 4090 Scottsdale, AZ 85261	I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is $325,000.00. Affiant Subscribed and sworn to before me this 26th day of October, 2021. Notary Public My Commission Expires: SYDNEY SIMPSON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-14-2022
This instrument prepared by: Sure Title Company, LLC 7455 McVay Station Ct 101 Germantown, TN 38138 File No.: 21092308	

THIS INDENTURE, made and entered into this **21st** day of **October, 2021,** by and between

Derrick Brian Corbett, an unmarried man, party of the first part and

Yamasa Co., Ltd., a Japanese corporation, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Antioch, County of Davidson, State of Tennessee.

Land in Davidson County, Tennessee, being Lot No. 46 on the plan of Hickory Highland Place, Phase 1 of record in Plat Book 9700, Page 189, Register's office for said County, to which reference is made for a more complete description.

This property being the same property conveyed to the Grantor(s) by Warranty Deed **recorded in Instrument Number 200408090095979 in said Register's Office.**

Parcel Number: 163-01-0-045.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is/are lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision and/or Condominium restrictions including but not limited to any declaration covenants conditions restrictions, master deed or recorded plat, building lines and easements of record as of the date of the purchase and sale agreement, zoning, and any subsequent years' taxes not yet due and payable,

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Derrick Brian Corbett

STATE OF PA
COUNTY OF Philadelphia

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Derrick Brian Corbett** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal this 21st day of October, 2021.

Commonwealth of Pennsylvania - Notary Seal
RYAN PRIER, Notary Public
Philadelphia County
My Commission Expires September 18, 2024
Commission Number 1377407

Notary Public

My commission expires: 09-18-2024

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RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 11-MEM21-07264