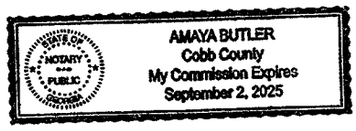
Karen Johnson Davidson County
Batch# 747238 DEEDWARR
11/01/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,212.12
20211101-0145907



STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $327,600.00.

Affiant

Sworn to and subscribed before me this 2nd day of October, 2021.

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Yamasa Co., Ltd.	705 Yoest Circle		
			162-11-0-029.00
	Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **James E. Hockaday, Jr., conservator for Alexandra R. Hockaday, unmarried,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Yamasa Co., Ltd., A Japanese Corporation,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Section 5, Whittemore Valley of record in Plat Book 6250, Page 904, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 98 fronts 84.40 feet on the broken Westerly margin of Yoest Circle and extends back 120.56 feet on the Northerly line and 120.30 feet on the Southerly line to a broken line in the rear, measuring 87.00 feet thereon.

Being the same property conveyed to Alexandra R. Hockaday, Unmarried by Warranty deed from Bluegrass Homes, Inc. of record in Book 7063, page 699, Register's Office for Davidson County, Tennessee, dated December 03, 1986 and recorded on December 09, 1986.

Order and Letter of Conservatorship being filed in docket no. 21P601 with the Circuit Court of Davidson County, Tennessee on May 14, 2021 and again on June 25, 2021.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable and all subsequent years.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 904,

Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6243, Page 80, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictive Covenants of record in Book 7389, Page 198 and Book 7389, Page 181, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22 day of October, 2021.

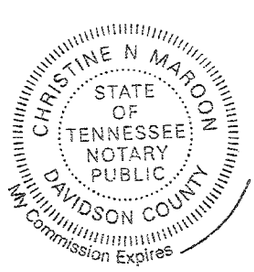
James E. Hockaday, Jr., conservator for Alexandra R. Hockaday, unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James E. Hockaday, Jr., Conservator for Alexandra R. Hockaday, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Conservator for Alexandra R. Hockaday, unmarried, executed the within instrument for the purposes therein contained..

WITNESS my hand and official seal at Nashville, Tennessee, this the 22 day of October, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24



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 10/22/2021 (date of document).

Kayla Short
Affiant Signature

10/22/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 22nd day of October, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

