Karen Johnson Davidson County
Batch# 748854 DEEDWARR
11/03/2021 11:13:09 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20211103-0147074

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November

Notary Public

MY COMMISSION EXPIRES: 5.14.2022

(AFFIX SEAL)

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

Record and Return to:
Realty Title & Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901) 260-4055
RT File No.: 11-MEM21-06779
TG: 9821635

07-NSH21-02887

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yamasa CO., Ltd. P.O. Box 4090 Scottsdale, AZ 85261	Yamasa CO., Ltd. P.O. Box 4090 Scottsdale, AZ 85261	Tax map(s): 086-07 0-196.00

[redacted]

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, **Daniel Baer** a single man, 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. 264 on the Plan of Phase V-B, Revised, Jackson's Retreat, of record in Book 6250, Page 905, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Crawford Baer, a single man by Warranty Deed of record at Instrument No. 20050220019168, dated 12/21/2004 and recorded 02/22/2005, in the Register's Office of Davidson County, Tennessee.

Daniel Baer covenants he is one in the same as Daniel Crawford Baer.

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: **1409 Woodchimes Court, Hermitage, TN 37076**

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 29th day of October, 2021

Daniel Baer

Daniel Baer

STATE OF TENNESSEE

COUNTY OF Williamson

On this 29th day of October, 2021, before me personally appeared Daniel Baer, 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.

W. Brad Lehman

Notary Public

My Commission Expires: 9/21/2024

