Karen Johnson Davidson County
Batch# 749765 DEEDWARR
11/05/2021 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20211105-0147888

Name and Address of New Owner:
Yamasa Co., LTD., A Japanese Corporation
PO BOX 4090
SCOTTSDALE, AZ 85261

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 149 13 0 077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Felicia L. Taylor, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yamasa Co., LTD., A Japanese Corporation** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section One, Chadfield of record in Plat Book 7900, Page 836, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Felicia L. Taylor, unmarried, by Warranty Deed from Rock Properties, Inc., of record in Instrument No. 20031203-0173852, in the Register's Office of Davidson County, Tennessee, dated November 12, 2003 and recorded on December 03, 2003.

This improved property known as 5012 Chadfield Way, Antioch , TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of October, 2021.

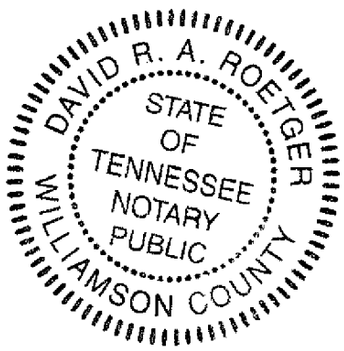
_____(SEAL)
Felicia L. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2021, before me personally appeared Felicia L. Taylor, 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's (or persons') free act and deed.

Witness my hand, at office, this 29th day of October, 2021.

_____
Notary Signature
My commission expires: 6-2025



AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ TEXAS)
)
COUNTY OF ~~DAVIDSON~~ DALLAS)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kilsey Christ
(Affiant)

Sworn to and subscribed before me this
29th day of October, 2021.

Notary Public
My commission expires: ~~[illegible]~~ 11-13-2024
File No. 2021-3553

LAURI E. GALLAGHER
Notary Public, State of Texas
Comm. Expires 11-13-2024
Notary ID 132782782

Tennessee Certification of Electronic Document

I, Kelsey Christensen, 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 October 29, 2021 (date of document).

Kelsey Christensen
Affiant Signature

10/29/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 29th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11-13-2024

NOTARY'S SEAL

LAURI E. GALLAGHER
Notary Public, State of Texas
Comm. Expires 11-13-2024
Notary ID 132782782