Please record and return to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
File No. 11-MEM21-7609
TG: 9945620

Karen Johnson Davidson County
Batch# 756495 DEEDWARR
11/17/2021 09:37:26 AM 2 pgs
Fees: $13.00 Taxes: $1,218.23
20211117-0152992

This instrument was prepared by:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8172 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANNE C. ALMAND, A SINGLE WOMAN**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YAMASA CO., LTD., a Japanese Corporation,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE REVISED PLAN OF NEELY'S CHASE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 7900, PAGE 196, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANNE C. ALMAND, A SINGLE WOMAN BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20180802-0075548, DATED JULY 30, 2018 AND RECORDED AUGUST 2, 2018, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 823 NEELY'S CHASE DRIVE, MADISON, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of November, 2021.

Anne C. Almand
ANNE C. ALMAND

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Anne C. Almand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 10th day of Nov., 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is **$329,250.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2021.

NOTARY PUBLIC
My commission expires: 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires
January 14, 2023

Address New Owner(s) as follows:
Yamasa Co., LTD.
P.O. BOX 4090
Scottsdale, AZ 85261

Send Tax Bills To:
Same as above

MAP/PARCEL: 052 01 0C 007.00