Karen Johnson Davidson County
Batch# 763382 DEEDWARR
11/30/2021 12:19:40 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20211130-0158003

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHENIE BOOHER
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2024

PREPARED:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

Record and Return to:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 11-MEM21-07741
TG: 9972295

04-NSH21-02993

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	151-09-0A-143.00-CO

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, **Betty L. Pearl, married** 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:

BEING Lot No. 143 on the Plan of Long Hunter Chase Phase I, Section II, A Residential Planned Unit Development, as shown by plat of record in Plat Book 9700, Page 638, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Betty L. Pearl by Warranty deed from Terry Don McIntyre of record in Instrument No. 20100914-0073008 Register's Office for Davidson County, Tennessee, dated September 09, 2010 and recorded on September 14, 2010. (Value of consideration shown in aforementioned deed $135,000.00.) Being also known as 6440 Paddington Way Antioch, Tennessee 37013.

Betty L. Pearl having since married, Jimmy D. Earnhart joins in this conveyance for the purpose of any interest he may have in the above referenced property marital or otherwise.

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: 6440 Paddington Way, Antioch, TN 37013

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 22nd day of November, 2021

Betty L. Pearl

Jimmy D. Earnhart

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 22 day of Nov, 2021, before me personally appeared Betty L. Pearl and Jimmy D. Earnhart 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.

Notary Public

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 09/21/2024