Karen Johnson Davidson County
Batch# 768614 DEEDWARR
12/06/2021 03:55:30 PM 5 pgs
Fees: $28.00 Taxes: $1,232.10
20211206-0161626

WARRANTY DEED

MAIL RECORDED DEED TO:

PAULINE SWANWICK
OS NATIONAL, LLC - DEPT. 15
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096

OWNER (SEND TAX BILLS TO):

YAMASA CO., LTD., A JAPANESE CORPORATION
P. O. BOX 4090
SCOTTSDALE, AZ 85261

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-THREE THOUSAND AND 00/100 Dollars ($333,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DONALD P. MAYO, an unremarried widower (herein, "Grantor"), whose address is 111 HiVue Drive, Standish, Maine 04084, hereby sells, transfers and conveys to YAMASA CO., LTD., a Japanese corporation (herein, "Grantee"), whose address is P. O. Box 4090, Scottsdale, AZ 85261, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1236 Bending Creek Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

PIN NO: 173-15-0A-056.00-CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 18th day of October, 2021.

GRANTOR:

Donald P Mayo by Mark Niemiec as Attorney-in-fact

Donald P. Mayo by Mark Niemiec as his Attorney in Fact
under Power of Attorney dated September 13, 2021.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mark Niemiec, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument as Attorney in Fact for Donald P. Mayo under Power of Attorney dated September 13, 2021, for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2021.

[Affix Notary Seal]

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-2-2023

EXHIBIT A

[Legal Description]

Being Lot No. 56 on the Plan of Mill Run, Phase 1, of record in Plat Book 11700, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to Donald P. Mayo and Eileen J. Mayo as husband and wife, recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20140625-0055570 on June 25, 2014. Donald P. Mayo was continuously married to Eileen J. Mayo until her death on May 31, 2016, at which time title became vested solely in the within Grantor.

PIN NO: 173-15-0A-056.00-CO

STREET ADDRESS:

1236 Bending Creek Drive, Antioch, TN 37013

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 333,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 18th day of October, 2021.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

1236 Bending Creek Drive
Antioch, TN 37013

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 10/18/2021 (date of document).

Kayla Short

Affiant Signature

10/18/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 18th day of October, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

202112060161626