Karen Johnson Davidson County
Batch# 869514 DEEDWARR
06/10/2022 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220610-0066360

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/13/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SONJA DANIEL
Notary Public, State of Texas
Comm. Expires 12-18-2022
Notary ID 129593028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3638

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Yamasa Co., LTD.	**Yamasa Co., LTD.**	149-07-0C-012.00-CO
PO BOX 4090	PO BOX 4090	
SCOTTSDALE, AZ 85261	SCOTTSDALE, AZ 85261	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Michael Elias, unmarried man, David Beshara, unmarried man and Peter Lewis, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yamasa Co., LTD., a Japanese Corporation

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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. 12 on the Plan of Final Plat, Highlands of Chelsea Village, Section One of record in Plat at Instrument No. 20040309-0026802, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nanette L. Peraino, single woman by Warranty deed from Debra A. Gayles, an unmarried woman of record in Instrument No. 20190422-0036560 Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 22, 2019. (Value of consideration shown in aforementioned deed $212,000.00.)

Being the same property conveyed to Michael Elias, unmarried man, David Beshara, unmarried man and Peter Lewis, a married man by Warranty deed from Nanette L. Peraino, unmarried of record in Instrument No. 20220427-0048430 Register's Office for Davidson County, Tennessee, dated April 19, 2022 and recorded on April 27, 2022. (Value of consideration shown in aforementioned deed $326,500.00.) Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 833 Dover Glen Drive 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 on May 13, 2022.

Peter Lewis

Michael Elias

David Beshara

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Peter Lewis, Michael Elias, and David Beshara, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 13, 2022.

Notary Public

KRYSTN T. BURREL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2022-3638

RECORD & RETURN TO:

Yamasa Co., LTD., a Japanese Corporation
PO BOX 4090
SCOTTSDALE, AZ 85261

Tennessee Certification of Electronic Document

I, Sandra Temple, 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 05/13/22 (date of document).

Affiant Signature

6/3/22
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 3rd day of JUNE, 2022.

Monica Lynn McCloud
Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

MONICA LYNN MCCLOUD
Notary Public, State of Texas
Comm. Expires 05-29-2024
Notary ID 126303329