Name and Address of New Owner:
Yamasa Co., LTD
P.O. Box 4090
Scottsdale, AZ 85261

Send Tax Bills To:
Yamasa Co., LTD
P.O. Box 4090
Scottsdale, AZ 85261

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 165-14-0-121

Karen Johnson Davidson County
Batch# 911644 DEEDWARR
09/01/2022 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220901-0098695

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, **Shylan Vorderberg, an unmarried person**, "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. 114 on the Plan of Section Twelve, Peppertree Forest, as of record in Book 8250, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shylan G. Vorderberg, unmarried, by Quitclaim Deed from Shylan Vorderberg, unmarried, of record in Instrument No. 20080604-0057551, in the Register's Office of Davidson County, Tennessee, dated May 23, 2008 and recorded on June 4, 2008. Further being the same property conveyed to Shylan Vorderberg, unmarried, by Quitclaim Deed from Jeff Vorderberg, unmarried, of record in Instrument No. 20040826-0103183, in the Register's Office of Davidson County, Tennessee, dated August 6, 2004 and recorded on August 26, 2004. Further being the same property conveyed to Jeff Vorderberg and wife, Shylan Vorderberg, by Quitclaim Deed from Jeff C. Vorderberg and Eugene Carlisle, MD, of record in Instrument No. 20030505-0059702, in the Register's Office of Davidson County, Tennessee, dated April 16, 2003 and recorded on May 5, 2003. The said property conveyed to Shylan Vorderberg by divorce decree of record in Docket no. 04D282, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jeffrey C. Vorderberg and Eugene Carlisle, M.D. , by Warranty Deed from Christopher H. Rhuda and wife, Sarah C. Rhuda and Paul B. Rhuda, of record in Book 9636, Page 412 in the Register's Office of Davidson County, Tennessee, dated March 31, 1995 and recorded on April 4, 1995.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4936 Deerhaven Drive, 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 5th day of July, 2022.

Shylan Vorderberg (SEAL)

STATE OF Wyoming
COUNTY OF Natrona

On this 5th day of July, 2022, before me personally appeared Shylan Vorderberg, 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.

NOTARY PUBLIC
MARALEE STOTTLEMYER
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Nov 28, 2022

Witness my hand, at office, this 5th day of July, 2022.

Notary Signature
My commission expires: Nov 28, 2022

AFFIDAVIT OF VALUE

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 $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

ALEXANDRA RAE MOLINA
NOTARY PUBLIC
STATE OF TEXAS
ID 13376870-6
EXP. 05-18-2026

STATE OF
COUNTY OF

Sworn to and subscribed before me this 5th day of July, 2022.

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Title Agent , 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 7/5/2022 _____ (date of document).

Affiant Signature

7/5/2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 5 day of JULY, 2022

Monica L. McCloud
Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

