WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 133768870-5 EXP. 05-18-2026

Y-CRE-22-3020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBER (S)
Yamasa Co., LTD, A Japanese Corporation	**Yamasa Co., LTD, A Japanese Corporation**	
(NAME) **PO Box 4090**	(NAME) **PO Box 4090**	**150-10-0-060.00**
(ADDRESS) **Scottsdale, AZ 85261**	(ADDRESS) **Scottsdale, AZ 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ECTORIA H. REDMOND, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YAMASA CO., LTC, A JAPANESE CORPORATION**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 233 on the Plan of Towne Valley Village of the Country, Section III of record in Plat Book 5200, Page (s) 268 and 269, 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 Ectoria H. Redmond, unmarried by Warranty deed from Stephen K. Harvey and Tiffany Layne Wilson of record in Instrument No. 20140520-0043164 Register's Office for Davidson County, Tennessee, dated May 13, 2014 and recorded on May 20, 2014.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 268 and 269, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5289, Page 687, Book 5456, Page 511 and Book 5635, Page 545, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for water mains to Metro of record in Book 5866, Page 45 and Book 6303, Page 420, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3020 Towne Valley Rd, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 913029 DEEDWARR
09/07/2022 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220907-0100194

Witness my/our hand(s) this the 30 DAY OF AUGUST, 2022.

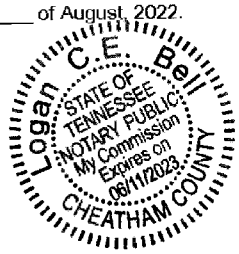
Ectoria H. Redmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ECTORIA H. REDMOND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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 08/31//22 (date of document).

Affiant Signature

09/7/22
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 7TH day of SEPTEMBER, 2022.

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