WARRANTY DEED

Karen Johnson Davidson County
Batch# 921348 DEEDWARR
09/26/2022 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20220926-0106291

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-16-2024

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yamasa Co. Ltd., a Japanese corporation	Yamasa Co. Ltd., a Japanese corporation	064-16-0C-053-00
(NAME) PO BOX 4090	(NAME) PO BOX 4090	
(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 considerations, the receipt of which is hereby acknowledged, **I Connie A. Childress, Trustee of the Margaret A Garrett Revocable Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Yamasa Co. Ltd., a Japanese corporation** hereinafter called the GRANTEE(S), his/her/their 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. 91, Section Two of Wembley Downs, of record in Book 7900, page 363, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Margaret A. Garrett, unmarried by Warranty Deed from Yvette B. Jackson, unmarried, dated 06/13/1995, of record in Book 9701, Page 655, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret A. Garrett, Trustee by Quitclaim Deed from Margaret A. Garrett, dated 09/27/1995, of record in Book 9812, Page 58, Register's Office for Davidson County, Tennessee. in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 8250, Page 6, and Plat Book 7900, Page 363, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 8304, Page 623 as amended of record in Book 8447, Page 633 as amended of record in Book 8587, Page 268 as amended of record in Book 8646, Page 529 and as amended of record in Book 8797, Page 915, in the Register's Office for Davidson County, Tennessee. Miscellaneous recorded 03/21/1991 of record in Book 8313, Page 669, in the Register's Office for Davidson County, Tennessee. Charter recorded 07/24/1991 of record in Book 8404, Page 718, in the Register's Office for Davidson County, Tennessee. Miscellaneous recorded 07/25/1991 of record in Book 8405, Page 408, in the Register's Office for Davidson County, Tennessee. Amendment Of recorded 11/16/1994 of record in Book 9522, Page 349, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 710 Hayling Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 23rd day of September, 2022.

Margaret A Garrett Revocable Trust

By: Connie A. Childress Trustee of the Margaret A. Garrett Revocable Trust
Connie A. Childress, Trustee of the Margaret A. Garrett Revocable Trust

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Connie A. Childress with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of Margaret A Garrett Revocable Trust, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of September, 2022.

Kimberly Rogers
Notary Public:
My Commission Expires: 6.7.2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 9-23-22.

Tracey Trumphour
Affiant
Date: 9-23-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 23 day of September, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY