Karen Johnson Davidson County
Batch# 970991 DEEDWARR
02/15/2023 09:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20230215-0010953

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Yamasa Co., Ltd PO BOX 4090 SCOTTSDALE, AZ 85261	Yamasa Co., Ltd PO Box 4090 Scottsdale, AZ 85261

Order Number: PRH-120245-TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Misha A. Maynard, an unmarried woman,** for Three Hundred Eighty Thousand Dollars and 00/100 ($380,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Yamasa Co., Ltd., a Japanese Corporation ,** whose address is PO Box 4090 , Scottsdale, AZ 85261, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 75 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest, of record in Instrument No. 200501100003257, Register's Office for Davidson County, Tennessee.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 151 09 0B 077.00
Street address of property: 5616 Dory Dr., Antioch, TN 37013

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20051006-0120647 in the Register's Office, Davidson County, Tennessee.

Signed this 9th day of February, 2023

Signature of Grantor(s):

Misha A. Maynard

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 9th day of February, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Misha A. Maynard known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

LaTonya S. Smith
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

County Parcel number: 151 09 0B 077.00
Street address of property: 5616 Dory Dr., Antioch, TN 37013

Oath of Consideration

I or we, Misha A. Mallory the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ $380,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 9th day of February, 2023.

Signatures of Affiant(s):

Sworn and subscribed before me this 9th day of Feb, 2023

LaTonya S Smith
Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

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 2/10/2023 (date of document).

Affiant Signature

2/10/2023

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 10 day of FEB., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 133768706 EXP. 05-18-2026