WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 28TH DAY OF FEBRUARY, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/18/26

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 133768705 EXP. 05-18-2026

Karen Johnson Davidson County
Batch# 976007 DEEDWARR
03/02/2023 09:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20230302-0014879

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2361 - KC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Yamasa Co., Ltd, a Japanese Corporation P.O. Box 4090 Scottsdale, AZ 85261	NEW OWNER	150-16-0A-034.00Co

For and in consideration of the sum of Three Hundred Seventy Thousand And 0/100 ($370,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

RAYMUNDO ARREDONDO AND WIFE, ALEJANDRA LAZARO

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

YAMASA CO., LTD., A JAPANESE CORPORATION

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Final Plat of Windhaven Shores, Section One, of record in Instrument No. 20030219-0021779, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Raymundo Arredondo and wife, Alejandra Lazaro by Warranty Deed from Rebecca Parks and Jered Parks, wife and husband, dated September 30, 2016 and recorded October 13, 2016, of record in Instrument No. 20161013-0108157, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 2913 Bayshore Cove, 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 GRANTEE(S), their heirs and/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR RAYMUNDO ARREDONDO AND WIFE ALEJANDRA LAZARO to YAMASA CO., LTD, A JAPANESE CORPORATION FOR THE TRANSFER OF PROPERTY LOCATED AT 2913 BAYSHORE COVE, ANTIOCH, TN 37013.]

Witness our/my hand on the 28th day of February, 2023.

Raymundo Arredondo
Raymundo Arredondo

Alejandra Lazaro
Alejandra Lazaro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Raymundo Arredondo and Alejandra Lazaro, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2023.

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 4/30/2024

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 02/22/23 (date of document).

Affiant Signature

2/23/23

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 28TH day of FEBRUARY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

