Karen Johnson Davidson County
Batch# 976116 DEEDWARR
03/02/2023 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230302-0015028

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/18/2026
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yamasa Co., Ltd., A Japanese Corporation	Yamasa Co., Ltd., A Japanese Corporation	Parcel ID: 174-11-0A-366.00
(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 and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Travis Hudson and Christopher Hudson, Sr.,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yamasa Co., Ltd., A Japanese Corporation** , hereinafter called the Grantees, their heirs and 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. 276 on the Plan of Cane Ridge Farms, Phase Six, Section One, of record in Instrument No. 20050209-0015098, 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 Travis Hudson, an unmarried man, and Christopher Hudson, Sr., an unmarried man, as tenants in common with right of survivorship, by Warranty Deed from Jared Andrew Beckett and Lauren Beckett, husband and wife, dated May 13, 2021 and recorded May 18, 2021 in Instrument No. 20210518-0066742, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2584 Kanlow Dr, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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.

Witness our hands this 24 day of Feb, 2023

Travis Hudson
Travis Hudson

Christopher Hudson by Travis Hudson as Attorney in Fact
Christopher Hudson, Sr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Travis Hudson and Christopher Hudson, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of February, 2023.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 02/24/23 (date of document).

Affiant Signature

03/02/2023

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

