This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number: 2-20510-MC

Karen Johnson Davidson County
Batch# 978760 DEEDWARR
03/09/2023 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230309-0017069

STATE OF TENNESSEE Texas
COUNTY OF Collin

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2023.

Notary Public
My Commission Expires: 5-18-26

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yamasa Co., Ltd., A Japanese Corporation PO Box 4090 Scottsdale, AZ 85261	New Owner P.O Box 4090 Scottsdale, AZ 85261	165 13 0A 168.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mark Vital and Miriam Vital, husband and wife**, hereinafter called the Grantor(s), 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 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. 420 on the Plan of Section Nine, Peppertree Forest, A Planned Unit Development, as shown on by plat of record in Book 7900, Page 760, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark Vital and wife, Miriam Vital, by Warranty Deed from Adam Perry and wife, Melissa Perry, of record in Instrument No. 20060314-0029178, in the Register's Office of Davidson County, Tennessee, dated March 10, 2006 and recorded on March 14, 2006.

This is ☒ improved or ☐ unimproved property located at: **4017 Pepperwood Drive, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2023.

GRANTOR:

Mark Vital

Miriam Vital

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark Vital and Miriam Vital, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of March, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202303090017069

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 03/3/23 (date of document).

Affiant Signature

03/09/2023

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

