Karen Johnson Davidson County
Batch# 981711 DEEDWARR
03/17/2023 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20230317-0019272

Prepared By and Return to:
Authority Title and Escrow
319 Hickerson Dr Ste F
Murfreesboro, TN 37139

File Number: TN-23-1306

State of Indiana
County of Allen
The actual consideration or value, whichever is greater, for this transfer is $346,000.00.

Barbara Black
Affiant

Subscribed and sworn to before me, this 15 day of March, 2023.

Notary Public
My Commission Expires: NOV. 05, 2028

NOTARY PUBLIC SEAL INDIANA

ASHLEY D. COLLINS LAMB, Notary Public
Allen County, State of Indiana
Commission Number NP0729771
My Commission Expires November 5, 2028

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Yamasa Co., Ltd.	Yamasa Co., Ltd.	164-13-0B-002-00
PO Box 4090	PO Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Black and wife, Barbara Black**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Yamasa Co., Ltd.**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 2 on the Plan of Asheford Crossing, Section Six, as of record in Instrument no. 20001010-0100374, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard Black and wife, Barbara Black, dated August 13, 2003, of record in Instrument Number 20030915-0135057, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3423 Cainbrook Crossing, Nashville, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Preparer of this instrument has performed no title underwriting review and makes no representations with regard to the title of the subject property, the legal description for this subject property, or the validity of any plat or survey referenced.

WITNESS my hand this 15 day of March, 2023.

Richard Black

Barbara Black

Barbara Black

State of Indiana
County of Allen

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Richard Black and Barbara Black with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Fort Wayne, IN, this 15 day of March, 2023.

Ashley D. Collins Lamb

Notary Public at Large
My Commission Expires: Nov. 05, 2028

NOTARY PUBLIC SEAL INDIANA

ASHLEY D. COLLINS LAMB, Notary Public
Allen County, State of Indiana
Commission Number NP0729771
My Commission Expires November 5, 2028

DAVIDSON COUNTY REGISTER OF DEEDS

CERTIFICATE OF AUTHENTICITY

I, David Lopez 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 3/16/2023.

Date

3/16/2023

Date

STATE OF Colorado

COUNTY OF Denver

The foregoing instrument was acknowledged before me this 16th day of March, 2023, by David Lopez.

Notary Public

BRIELLEN M. KIRSCH
Notary Public
State of Colorado
Notary ID # 20124004239
My Commission Expires 03-20-2024

Witness my hand and official seal.
My Commission Expires: 3/16/23