SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 981861 DEEDWARR
03/17/2023 11:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,398.60
20230317-0019459

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 133769706 EXP 05-18-2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yamasa Co., Ltd	Yamasa Co., Ltd	182 06 0A 028.00
(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 Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***AH4R-TN3, LLC, a Delaware Limited Liability Company,*** hereinafter called the GRANTOR(S), has/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 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. 28 on the Plan of Section One, Old Hickory Hills, of record as Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company, by Quitclaim Deed from American Residential Leasing Company, LLC, a Delaware Limited Liability Company, filed for record on February 5, 2020 at Instrument Number 20200205-0013621, said Register's Office; and further being the same property conveyed to American Residential Leasing Company, LLC, by Warranty Deed from Shane Caperton and Tracy Caperton, husband and wife, filed for record on August 12, 2014 at Instrument Number 20140812-0072752, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2023 and subsequent years, a lien not yet due and payable; All matters appearing of record on the plat of Section One, Old Hickory Hills, as recorded at Instrument No. 20011023-0115382; Declarations of Covenants, Conditions and Restrictions filed for record at Instrument No. 20020116-0006750, as amended in Instrument No. 20101116-0091730, and Rules and Regulations filed for record at Instrument No. 20151229-0130686; Easement filed for record at Instrument No. 20020123-0009339; Storm Detention Agreement filed for record at Instrument No. 20010306-0021333, Instrument No. 20030226-0025749 and Instrument No. 20040927-01160029, said Register's Office.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 7879 Rainey Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 15th day of March, 2023.

AH4R-TN3, LLC

By: Helen Cho
Its: Vice President

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 3/7/2023 before me, Leutece Varnado - Notary Public
(insert name and title of the officer)

personally appeared Helen Cho
, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LEUTECE VARNADO
Notary Public - California
Los Angeles County
Commission # 2321569
My Comm. Expires Feb 15, 2024

Signature _____ **(Seal)**

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 03/15/23 (date of document).

Affiant Signature

03/17/23
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 17th day of MARCH, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/2026

NOTARY'S SEAL

