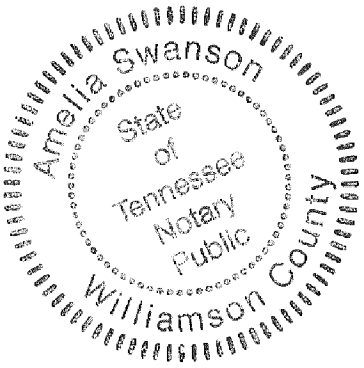
Karen Johnson Davidson County
Batch# 984780 DEEDWARR
03/27/2023 12:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20230327-0022095

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/24/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First Integrity Title Company, 501 S. Cherry Street, Suite 700, Glendale, CO 80246

File No.: 108-2302224-S

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	164 13 0 211.00
(NAME)	(NAME)	
PO Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale AZ 85261	Scottsdale AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty Thousand And No/100 Dollars ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD CONOVER, 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, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 605 Bridgette Ct, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 27th day of March, 2023.

Richard Conover

State of Tennessee
County of Williamson

On this 27th day of March, 2023, before me personally appeared Richard Conover, to me known to be the person described in and who executed the foregoing instrument, and acknowledgment that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of March, 2023.

Notary Signature

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County

EXHIBIT "A"

BEING LOT NO. 119 ON THE PLAN OF ASHEFORD CROSSING, SECTION FOUR, AS OF RECORD IN PLAT BOOK 9700, PAGE 912, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THESAME PROPERTY CONVEYED TO RICHARD CONOVER FROM GARRETT LANE SEARS, BY QUIT CLAIM DEED RECORDED MARCH 9, 2020 AT RECEPTION NO. 20200309-0026086, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

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 **3/27/2023** (date of document).

Affiant Signature

3/27/2023
Date

State of Colorado

County of Denver

Sworn to and subscribed before me this 27th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 03-01-2026

NOTARY'S SEAL

LESLIE HINES
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20064008264
MY COMMISSION EXPIRES MAR 1, 2026