Karen Johnson Davidson County
Batch# 989628 DEEDWARR
04/06/2023 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20230406-0025403

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $310,000

Affiant Signature

Subscribed and sworn to before me on this the 3rd Day of April 23.

Notary Public

My Commission expires 3 / 3 / 2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Yamasa Co., Ltd, a Japanese Corporation
P.O. Box 4090
Scottsdale, AZ 85261

SEND TAX BILLS TO:
Yamasa Co., Ltd, a Japanese Corporation
P.O. Box 4090
Scottsdale, AZ 85261

MAP AND PARCEL NUMBER: 15011030000

WARRANTY DEED
23NT00267

Effective the 3RD Day of April, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Vickie D. Cooper and wife, Sharon D. Cooper
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 heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 37, Belle Oaks Subdivision, as shown on plat of record in Plat Book 6900, Page 768, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

Being the same property as conveyed to Vickie D. Cooper and wife, Sharon D. Cooper by Warranty Deed from John Christopher Tolson and Lori W. Tolson dated 09/16/2013 recorded 09/18/2013 in Book NA, Page NA, as Document Number 20130918-0098462, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 6009 Legend Dr, Antioch, TN 37013-4958

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 30 day of April, 2023

Vickie D. Cooper

Vickie D. Cooper

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Vickie D. Cooper**, the within named bargainer, 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, at office, this 30 day of April, 2023.

Notary Public

My Commission expires: 1/16/2024.

CAROL D CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Sharon D. Cooper

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sharon D. Cooper**, the within named bargainer, 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, at office, this 30 day of April, 2023.

Notary Public

My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

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 4/3/2023 (date of document).

Affiant Signature

Date

State of Colorado

County of Denver

Sworn to and subscribed before me this 6th day of April, 2023.

FRANCINE ORTEGA SILERIO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194041991
MY COMMISSION EXPIRES NOV 6, 2023

Notary's Signature

MY COMMISSION EXPIRES: NOV 6th 2023

NOTARY'S SEAL