Karen Johnson Davidson County
Batch# 998226 DEEDWARR
05/01/2023 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20230501-0032023

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Madison

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Cascy Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~1ST DAY OF MAY, 2023.~~ 25th Day of April 2023

Sherrie Powell
Notary Public

MY COMMISSION EXPIRES: 05/21/2024
(AFFIX SEAL)

SHERRIE POWELL
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

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

File No.: 108-2304120-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	150 16 0A 038.00
(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 Forty-Five Thousand And No/100 Dollars ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CASCEY T. PARKER, AN UNMARRIED PERSON, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 122 ON THE PLAN OF FINAL PLAT SECTION ONE, WINDHAVEN SHORES OF RECORD IN PLAT AT INSTRUMENT NO.

20030219-0021779, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CASCEY T. PARKER, AN UNMARRIED PARSON, FROM CHRISTOPHER B. FULLER AND BRITTANY L. LAFEVER NKA BRITTANY L. FULLER, HUSBAND AND WIFE, BY WARRANTY DEED RECORDED DECEMBER 2, 2016 AT RECEPTION NO. 20161202-00126699, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ☐
This is improved ☒ property, known as 2912 Bayshore Cv, 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 25th day of April, 2023.

Cascey T Parker
Cascey T. Parker

STATE OF TENNESSEE

COUNTY OF Madison

Personally, appeared before me, a Notary Public of the aforesaid authority, Cascey T. Parker, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25th day of April, 2023.

Sherrie Powell
Notary Public

Witness my hand and official seal.
My Commission Expires: 05/21/2024

SHERRIE POWELL
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

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 **4/25/2023** (date of document).

Affiant Signature

5/1/203

Date

State of Colorado

County of Denver

Sworn to and subscribed before me this **1st** day of **May**, 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