Karen Johnson Davidson County
Batch# 1015580 DEEDWARR
06/15/2023 01:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,269.10
20230615-0045793

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Arapahoe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~13TH~~ 14th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 2-23-2026
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

ALI VICTORIA HAGMAN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID 20224007671
My Commission Expires 2/23/2026

10-NSH23-05883

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yamasa Co., Ltd., a Japanese Corporation PO Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd., a Japanese Corporation PO Box 4090 Scottsdale, AZ 85261	149 10 0A 017.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Curt Redding and Cari Ann Redding, Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **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

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: 2828 Rader Ridge Court, Antioch, 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 THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

WITNESS my hand this 13th day of June, 2023

Curt Redding

Cari Ann Redding

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and seal at Brentwood, Tennessee, this 13th day of June, 2023.

Notary Public

My Commission Expires: Oct. 14, 25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 17, plan of Pebble Trail Villas, PUD, as shown on plat of record in Book 9700, Pages 721 and 722, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Curt Redding and Cari Ann Redding, husband and wife, by Warranty Deed from Kingsley L. Malcolm, a married man, of record in Instrument No. 20091222-0116373, in the Register's Office of Davidson County, Tennessee, dated December 18, 2009, and recorded on December 22, 2009.

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 6/13/2023 (date of document).

Affiant Signature

6/15/2023

Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this 15th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-23-2026

NOTARY'S SEAL

ALI VICTORIA HAGMAN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID 20224007671
My Commission Expires 2/23/2026