THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644972**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 21st day of June, 2023. Notary Public My Commission Expires: 3/18/26

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 133768706 EXP. 05-18-2026

Karen Johnson Davidson County
Batch# 1022973 DEEDWARR
07/05/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230705-0051473

WARRANTY DEED

Address New Owner: Yamasa Co., Ltd PO Box 4090 Scottsdale, AZ 85261	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 087 05 0A 072.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph D Cyprian and Edita S Cyprian, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yamasa Co., Ltd, a Japanese Corporation**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Farmingham Woods, Phase II, Section 2 as of record in Book 7900, Page 424, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph D. Cyprian and Edita S. Cyprian, husband and wife, by Warranty Deed from Kelly Jane Wilson, unmarried, of record in Instrument No. 20171106-0114030, in the Register's Office of Davidson County, Tennessee, dated October 31, 2017 and recorded on November
06, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Farmingham Woods, Phase II, Section 2, as recorded in Book 7900, Page 424.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat, Farmingham Woods, as recorded in Book 7900, Page 173.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8238, Page 176 as amended in Book 8351, Page 533 and Book 8447, Page 635; Supplemented in Book 8423, Page 784 re-recorded in Book 8424, Page 426; further Supplemented in Book 8702, Page 528; Book 9006, Page 409 and Book 9006, Page 414.

Stormwater Detention Agreement as set forth in instrument recorded in Book 8199, Page 852.

This is improved property located at 5709 Briarwick Court Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2023.

Joseph D Cyprian

Edita S Cyprian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph D Cyprian and Edita S Cyprian, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2023.

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

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 7/5/2023 (date of document).

Affiant Signature

7/5/2023

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 5 day of JULY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

