Karen Johnson Davidson County
Batch# 1031798 DEEDWARR
07/28/2023 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230728-0058276

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant BY JASON WAY AS ATTORNEY IN FACT

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

Notary Public

MY COMMISSION EXPIRES: 12/05/2026
(AFFIX SEAL)

MERVAT JOUNY
STATE OF
TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE NOTARY PUBLIC

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

File No.: 108-2308087-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	062 02 0A 334.00
(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 Sixty-Five Thousand And No/100 Dollars ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MARGARET I. MAXSON FORMERLY KNOWN AS MARGARET I. ATON, MARRIED, HEREINAFTER CALLED THE GRANTOR, 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:

LOT NUMBER 306 ON THE PLAN OF RIVER TRACT ESTATES, PHASE 2, SECTION 6, AS OF RECORD IN INSTRUMENT NUMBER 20010605-0058138, 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 MARGARET I. ATON, FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, BY WARRANTY DEED RECORDED MAY 28, 2009 AT INSTRUMENT NO. 20090528-0048920, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Margaret I. Aton is now married and is known by Margaret I. Maxson. The property conveyed is not the homestead of Margaret I. Maxson or her spouse, Alan Stacy Maxson.

unimproved ☐
This is improved ☒ property, known as 3128 Barksdale Harbor Dr, Nashville, TN 37214
(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 25 day of July, 2023.

Margaret I. Maxson formerly known as Margaret I. Aton

By: _____
Jason Way, as Attorney-in-Fact
By Limited Power of Attorney recorded 7/12/2023 at Instrument No 20230712-0053175 Register's Office of Davidson County, Tennessee.

State of TN.

County of Davidson

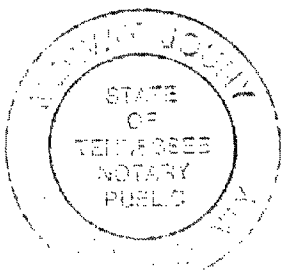
Personally, appeared before me, a Notary Public of the aforesaid authority, Jason Way as Attorney In Fact for Margaret I. Maxson formerly known as Margaret I. Aton, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the 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 July, 2023

Mervat Jouny
Notary Public

Witness my hand and official seal.
My Commission Expires: 12/05/2026

MERVAT JOUNY
STATE
OF
TENNESSEE
NOTARY PUBLIC
WILSON 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 **7/25/20223** (date of document).

Affiant Signature

7/28/2023
Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this **28th** day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3.20.2024

NOTARY'S SEAL

BRIELLEN M. KIRSCH
Notary Public
State of Colorado
Notary ID # 20124004239
My Commission Expires 03-20-2024