Karen Johnson Davidson County
Batch# 1033890 DEEDWARR
08/02/2023 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230802-0059801

WARRANTY DEED

LESLIE HINES
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20064008264
MY COMMISSION EXPIRES MAR 1, 2026

Y-P-23-717

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Arapahoe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 03-01-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yamasa Co., Ltd., a Japanese corporation	**NEW OWNER**	
(NAME) **P.O. Box 4090**	(NAME) **P.O. Box 4090**	**151-10-0A-072.00-CO**
(ADDRESS) **Scottsdale, AZ, 8526**	(ADDRESS) **Scottsdale, AZ, 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERIE RAENALDA SMITH, A SINGLE WOMAN AND LETICIA R. SMITH EDDINGS, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YAMASA CO., LTD., A JAPANESE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 289, ON THE PLAN OF VILLAGES OF LONG HUNTER, PLANNED UNIT DEVELOPMENT, PHASE 1, OF RECORD IN INSTRUMENT NO. 20010123-0006894, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOYCE A. SMITH, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM PHYLLIS DARLENE MARTIN PUGH, UNMARRIED AND TROY DON MARTIN, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20170424-0039784, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED APRIL 12, 2017 AND RECORDED ON APRIL 24, 2017.

THE SAID JOYCE A. SMITH HAVING DIED ON OR ABOUT APRIL 29, 2021 INTESTATE WHERE NO PROCEEDINGS HAVE BEEN FILED FOR THE PROBATE OF THE DECEDENT'S ESTATE, LEAVING LETICIA R. SMITH EDDINGS AND SHERIE RAENALDA SMITH AS HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED IN INSTRUMENT NO. **20230731-0058801**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR(S) BY DEED RECORDED SIMULTANEOUSLY HEREWITH IN BOOK _____, PAGE _____ OR INSTRUMENT NO. **20170424-0039784**, REGISTER'S OFFICE FOR SAID COUNTY.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the PUD Boundary Plat of record in Instrument No. 20000207-0012630, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382, as amended in Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Instrument No. 20041022-0127537, Register's Office for Davidson County, Tennessee.
- Charter for Villages of Long Hunter HOA of record in Instrument No. 20010531-0056381, Register's Office

for Davidson County, Tennessee.
• Engineer's Certification of Correction of record in Instrument Number 20020319-0034180, in the Register's Office for Davidson County, Tennessee.
• Quitclaim Deed for Common Area of record in Instrument No. 20010531-0056383, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107415, Register's Office for Davidson County, Tennessee.
• Grant of Easement(s) for Sewer Lines and Storm Drainage Facilities of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272, Register's Office for Davidson County, Tennessee.
• Easement for Ingress and Egress to cemetery of record in Book 1115, Page 302 and Book 1101, Page 457, Register's Office for Davidson County, Tennessee.
• Any dedication of the Land, or part thereof, for cemetery or burial purposes and public or private rights created thereby. All conveyances, whether recorded or unrecorded, of grave lots, tracts or spaces, or easements therein, and all terms and provisions, including but not limited to those pertaining to maintenance, perpetual care or other trust obligations, contained in such conveyances or other cemetery related instruments. All outstanding burial rights, whether evidenced of record or not. All dedications of streets, roads and ways with said Land. Rights of ingress and egress to and from grave lots, tracts or spaces with said land, however created.
• TVA Line Easement(s) of record in Book 2338, Page 466, Book 4446, Page 423, and Book 4535, Page 351, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8358, Page 91, Book 8358, Page 94 and Book 8197, Page 288, Register's Office for Davidson County, Tennessee.
• Easement in favor of Tennessee Telephone Company of record in Book 9661, Page 919, Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument No. 20020718-0086411, Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **717 Winchester Place, Antioch, Tennessee 37013-1163**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 24 DAY OF JULY, 2023.

Sherie R. Smith
Sherie Raenalda Smith

Leticia R. Smith Eddings
Leticia R. Smith Eddings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERIE RAENALDA SMITH AND LETICIA R. SMITH EDDINGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 of July, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 **7/24/2023** (date of document).

Affiant Signature

8/2/2023

Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this 2nd day of August, 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