WARRANTY DEED

Karen Johnson Davidson County
Batch# 1036086 DEEDWARR
08/08/2023 12:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20230808-0061431

STATE OF Colorado
COUNTY OF Arapahoe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~11TH~~ 7th DAY OF AUGUST, 2023.

Notary Public

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

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

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

File No.: 108-2307613-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	64080B07400CO
(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 Seventy Thousand And No/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KARSTEN MUELLER, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 ON THE FINAL PLAT OF LAKEWALK, SECTION TWO OF RECORD IN INSTRUMENT NO. 200602090016039, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KARSTEN MUELLER, UNMARRIED, FROM GREENALE CONSTRUCTION, LLC, A TENNESE LIMITED LIABILITY COMPANY, BY WARRANTY DEED RECORDED JULY 16, 2007 AT RECEPTION NO. 20070716-0084183, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ☐
This is improved ☒ property, known as 1412 Priestshore Bay, 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 GRANTEE, their successors and assigns forever; and we do covenant with the said GRANTEE 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, 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 4th day of August, _____.

_____
Karsten Mueller

State of _____

County of _____

Personally, appeared before me, a Notary Public of the aforesaid authority, Karsten Mueller, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he/she 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 _____ day of _____, 20___.

_____
Notary Public
My Commission Expires

See Attachment

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz)

On August 4 2023 before me, D.Pina, Notary Public
(insert name and title of the officer)

personally appeared Karsten Mueller,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature D.Pina (Seal)

D. PINA
Notary Public - California
Santa Cruz County
Commission # 2346941
My Comm. Expires Feb 14, 2025

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 8/4/2023 (date of document).

Affiant Signature

8/8/2023
Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this 8th 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