Karen Johnson Davidson County
Batch# 1042475 DEEDWARR
08/24/2023 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230824-0066405

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/16/27
(AFFIX SEAL)

MATT DECKARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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

File No.: 108-2309448-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	151 09 0B 066.00
(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 Four Hundred Twenty Thousand And No/100 Dollars ($420,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID A. IVY, A WIDOWER**, HEREINAFTER CALLED THE GRANTORS, 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. 64 ON THE PLAN OF PHASE 1-B, LAKESIDE COVE AT PERCY PRIEST, OF RECORD IN INSTRUMENT NO. 200501100003257 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID A. IVY AND WIFE, SARAH IVY, FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, BY DEED RECORDED MARCH 6, 2006 AT INSTRUMENT NO. 20060306-0025575, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Sarah Ivy has since passed away on December 9, 2021. David A. Ivy and Sarah Ivy were continuously married from the time the property was acquired until the passing of her death.

unimproved ☐
This is improved ☒ property, known as 209 Centreboard Ct, 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 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 21st day of August, 2023

David A. Ivy

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally, appeared before me, a Notary Public of the aforesaid authority David A. Ivy, 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 21st day of August, 2023

Notary Public

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Witness my hand and official seal.
My Commission Expires: 5/16/27

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 **8/21/2023** (date of document).

Affiant Signature

8/24/2023
Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this **24th** 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