Karen Johnson Davidson County
Batch# 1053321 DEEDWARR
09/22/2023 02:45:30 PM 5 pgs
Fees: $28.00 Taxes: $1,276.50
20230922-0074744

This instrument prepared by and (MAIL)
instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth,GA 30096
Tel. 770-497-9100

Send tax bills to:
Yamasa Co., Ltd., a Japanese Corporation
Post Office Box 4090
Scottsdale, AZ 85261

Name and address of new owner:
Yamasa Co., Ltd., a Japanese Corporation
Post Office Box 4090
Scottsdale, AZ 85261

Map parcel number: 053140A02200CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Jeanne A. Merriweather, a married woman,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Yamasa Co., Ltd., a Japanese Corporation,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 20 day of September, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeanne Merriweather Date: 9.2023
Jeanne A. Merriweather

Daniel Merriweather Date: 9.20.23
Daniel Merriweather, husband of Grantor, signing to convey and waive his homestead and marital rights as non-title spouse of Grantor

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20 day of September, 2023, before me personally appeared Jeanne A. Merriweather, and Daniel Merriweather, husband of Grantor, as non-title spouse of Grantor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Derek Truelove

Commission Expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1633 Comanche Run, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 053140A02200CO

Land in Davidson County, Tennessee, being Lot No. 22 on the Final Plat of the Woods of Neeley's Bend, Phase I - "First Revision", as shown on plat of record in Plat Book 9700, Page 928, and revised in Plat Book 9700, Page 997, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeanne A. Merriweather by Warranty deed from Jeff Surratt and wife, Gloria Surratt of record in Instrument No. 20050907-0107242 Register's Office for Davidson County, Tennessee, dated September 01, 2005 and recorded on September 07, 2005.

Being the same property conveyed to Jeanne A. Merriweather, a married woman and Evelyn H. Claybrooks, a unmarried woman, as joint tenants, by Quitclaim deed from Jeanne A. Merriweather of record in Instrument No. 20180802-0075594 Register's Office for Davidson County, Tennessee, dated July 21, 2018 and recorded on August 02, 2018.

The said Evelyn H. Claybrooks is deceased, having died on or about October 10, 2016, leaving Jeanne A. Meriweather as surviving tenant.

Being the same property conveyed to Jeanne A. Merriweather, a married woman by Quitclaim deed from Jeanne A. Merriweather, surviving tenant of Evelyn H. Claybrooks, of record in Instrument No. 20190724-0072419 Register's Office for Davidson County, Tennessee, dated June 06, 2019 and recorded on June 24, 2019.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 345,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GA

COUNTY OF Gwinnett

Sworn to before me this 20th day of September, 20 23.

Notary Public
My Commission Expires:

1633 Commanche Run, Madison, TN
37115

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 9/20/2023 (date of document).

Affiant Signature

9/20/2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 20th day of September, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024