Karen Johnson Davidson County
Batch# 1054777 DEEDWARR
09/27/2023 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,129.43
20230927-0075896

THIS INSTRUMENT PREPARED BY: **Red Shoe Title, Inc.** **625 S. Church St., Suite B** **Murfreesboro, TN 37130** **Ph.: 615-796-5478** **Fax: 615-821-0717**	**STATE OF TENNESSEE)** **COUNTY OF RUTHERFORD) ss** The actual consideration for this transfer is $305,250.00. Affiant Subscribed and sworn to before me on this 26th day of September 2023. Notary Public My Commission Expires: 5-18-24

JOHN R. TOY II
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

WARRANTY DEED

ADDRESS OF NEW OWNERS:
Yamasa Co., Ltd.,
a Japanese Corporation
P.O. Box 4090
Scottsdale, AZ 85261

SEND TAX BILLS TO:
Same as New Owners

MAP PARCEL NO.
151-10-0A-046.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Howard V. Henry, an unmarried man** (hereinafter "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Yamasa Co., Ltd., a Japanese Corporation** (hereinafter "Grantee"), its successors and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the plan of Phase 1, Villages of Long Hunter, a Planned Unit Development of record in Instrument No. 200101230006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Howard V. Henry, an unmarried man, from Ole South Properties, Inc., by Warranty Deed recorded November 15, 2001 at Reception No. 20011115-0125652, Register's Office of Davidson County, Tennessee.

The foregoing conveyance is subject to all matters of record in Instrument Number 20010123-0006894; all Restrictions of record in Instrument Number 20010331-0056382; and any and all easements and/or encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body of record in the Register's Office for Davidson County, Tennessee.

This is an improved property located at 7016 South Hampton Blvd, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, assigns, and representatives, to warrant and forever defend the title to said land to said Grantee, and assigns, against

the lawful claims of all persons whomsoever.

WITNESS our hands this the 26th day of September 2023.

Howard V. Henry

Howard V. Henry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Howard V. Henry**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26 day of September 2023.

NOTARY PUBLIC

My Commission Expires: 5-18-24

JOHN R. TOY II
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

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 **9/26/2023** (date of document).

Affiant Signature

9/27/2023
Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this **27th** day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: Nov 6th 2023

NOTARY'S SEAL

FRANCINE ORTEGA SILERIO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194041991
MY COMMISSION EXPIRES NOV 6, 2023