Karen Johnson Davidson County
Batch# 1054828 DEEDWARR
09/27/2023 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230927-0075970

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 420,000

Affiant

Subscribed and sworn to before me, this 26th day of September, 2023.

Notary Public
My commission expires:
5/18/26

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 133768708 EXP. 05-18-2026

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Yamasa Co., Ltd., a Japanese Corporation	**Yamasa Co., Ltd., a Japanese Corporation**	**041010A05100CO**
PO BOX 4090	**PO BOX 4090**	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Van Thanh Nguyen and Anh Thy Nguyen Phan, husband and wife

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 HEIRS 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. 49, on the plan of Final Plat 49, on the plan of Final Plat of Cobblestone Creek Phase 1-A, of record in Instrument No. 20050610-0066806, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate ;legal description of said property.

Being the same property conveyed to Van Thanh Nguyen and Anh Thy Nguyen Phan, by Warranty Deed from David J Mathieu and Adrienna T Mathieu, Trustees of The David J Mathieu and Adrienna T Mathieu Family Revocable Living Trust, dated April 30, 2008, dated May 8, 2019, of record in Instrument No. 20190513-0044391, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Conveyance of Common area of record in Instrument No. 20041208-0146323, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5444 Daniel Ray Dr, Whites Creek, TN 37189.

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 heirs 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 in 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 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.

_____ Date: 9/27/23
Van Thanh Nguyen

_____ Date: 9/27/23
Anh Thy Nguyen Phan

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Van Thanh Nguyen and Anh Thy Nguyen Phan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
KERRY D. LEEDOM
EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, TITLE AGENT, 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 9/5/2023 (date of document).

Affiant Signature

9/5/2023

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 5 day of SEPT., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

