Karen Johnson Davidson County
Batch# 1059960 DEEDWARR
10/12/2023 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20231012-0079946

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH23-06666

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yamasa Co., Ltd., A Japanese Corporation PO Box 4090 Scottsdale, AZ 85261	NEW OWNER	181 01 0B 101.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Boudreau**, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to 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(s) 127, as shown on the map entitled Plan of Phase One, 2nd Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record as Instrument No. 20050105-0001853 (erroneously entered as Instrument No. 20051013-0123397 on previous deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Boudreau, a single man, by Warranty Deed from Hyun-Woo Jo and Jongock Lee Jo, husband and wife, of record in Instrument No. 20210910-0121129, in the Register's Office of Davidson County, Tennessee, dated September 01, 2021 and recorded on September 10, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 7617 Mint Leaf Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Candace Boudreau, the spouse of Robert Boudreau, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Robert Boudreau.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

WITNESS my hand this 6th day of October, 2023

Robert Boudreau

Candace Boudreau

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert Boudreau and Candace Boudreau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Lebanon, Tennessee, this 6th day of October, 2023

Notary Public

My Commission Expires: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 10/10/2023 (date of document).

Affiant Signature

10/10/2023

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 10 day of Oct., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

