# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060397 DEEDWARR
10/13/2023 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20231013-0080332

B-KW-23-5648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 133769706 EXP. 05-18-2026

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Yamasa Co., Ltd, a Japanese Corporation** | **Yamasa Co., Ltd., a Japanese corporation** | |
| (NAME) **PO Box 4090** | (NAME) **Po Box 4090** | **098-05-0A-123.00-CO** |
| (ADDRESS) **Scottsdale, AZ 85261** | (ADDRESS) **Scottsdale, AZ 85261** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT D. DUNAWAY AND GILLIAN N. DUNAWAY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Yamasa Co., Ltd., a Japanese CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Revision One, Section Five, Hampton Hall of record in Plat at Instrument No. 20000728-0074425, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott D. Dunaway and Gillian N. Dunaway, husband and wife by Warranty deed from Beraldo Hoxhaj, unmarried of record in Instrument No. 20190306-0020644 Register's Office for Davidson County, Tennessee, dated March 5, 2019 and recorded on March 6, 2019.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- All matters shown on the Plan of record in Instrument 20000615-0059903, as revised in Plat of record in Instrument No. 20000728-0074425, Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Plan in Book 9700, page 216, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10278, Page 257, Book 10301, page 184, amended in Book 10444, page 460, Book 10640, page 947, Book 10956, page 520, Book 11372, page 852 and Book 11573, page 512 and Instrument 20000608-0057413, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 10290, page 261, Register's Office for Davidson County, Tennessee.
- Dedication of Deeds of Conveyance for open spaces in Book 10420, page 359 and Book 11577, page 620 and Instrument No. 20000728-0074532, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Book 10584, page 114, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5648 Chestnutwood Trl, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 11th DAY OF OCTOBER, 2023.

Scott D. Dunaway

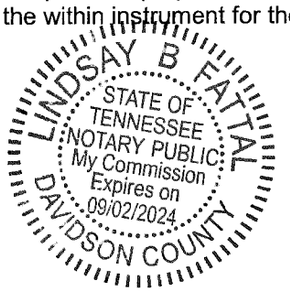
Gillian N. Dunaway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT D. DUNAWAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

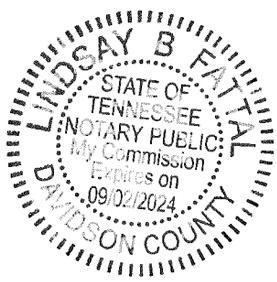



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GILLIAN N. DUNAWAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**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

