# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060504 DEEDWARR
10/13/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20231013-0080434

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Arapahoe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~5TH~~ 12th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.20.2024

(~~AFFIX SEAL~~)

BRIELLEN M. KIRSCH
Notary Public
State of Colorado
Notary ID # 20124004239
My Commission Expires 03-20-2024

**THIS INSTRUMENT WAS PREPARED BY**
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-17112NSH

| ADDRESS NEW OWNER(S) AS FOLLOWS: | | | SEND TAX BILLS TO: | | | MAP/PARCEL NO(S). |
|---|---|---|---|---|---|---|
| Yamasa Co., LTD., a Japanese corporation | | | Yamasa Co., LTD., a Japanese corporation | | | 062020A26000CO |
| (NAME) | | | (NAME) | | | |
| PO Box 4090 | | | PO Box 4090 | | | |
| (ADDRESS) | | | (ADDRESS) | | | |
| Scottsdale | AZ | 85261 | Scottsdale | AZ | 85261 | |
| (CITY) | (STATE) | (ZIP) | (CITY) | (STATE) | (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Five Thousand And No/100 Dollars ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DOUGLAS SCOTT BLEVINS AND WIFE, AMELIA ANN PELUSO BLEVINS,** 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 SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 252 ON THE FINAL PLAT OF RIVER TRACE ESTATE, PHASE I, SECTION 4 AND 5 OF RECORD IN PLAT BOOK 9700, PAGE 409, 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 Douglas Scott Blevins, unmarried, and Amelia Ann Peluso, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation, successor by merger to Fox Ridge Homes, Inc. dated January 30, 2001 and recorded February 6, 2001 in Instrument No. 20010206-0011794, in the Register's Office of Davidson County, Tennessee. Further conveyed to Douglas Scott Blevins and wife, Amelia Ann Peluso Blevins by Quitclaim Deed from Douglas Scott Blevins, unmarried, and Amelia Ann Peluso, unmarried dated August 15, 2005 and recorded on September 22, 2005 in Instrument No. 20050922-0114193, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3221 Cain Harbor Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 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 GRANTEES, their successors 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 our hands this 5th day of October, 2023.

Douglas Scott Blevins
Douglas Scott Blevins

Amelia Ann Peluso Blevins
Amelia Ann Peluso Blevins

STATE OF TENNESSEE,
COUNTY OF Davidson

On this 5th day of October, 2023, before me personally appeared **Douglas Scott Blevins and Amelia Ann Peluso Blevins,** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 5th day of October, 2023.

Commission Expires: 5-18-24

Notary Public

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**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 **10/5/2023** (date of document).

Affiant Signature

**10/12/2023**
Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this **12th** day of October, 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