Karen Johnson Davidson County
Batch# 1060639 DEEDWARR
10/13/2023 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,383.80
20231013-0080601

Name and Address of New Owner:
Yamasa Co., Ltd., a Japanese Corporation
PO Box 4090
Scottsdale, AZ 85261

Send Tax Bills To: New Owner
Yamasa Co., Ltd., a Japanese Corporation
PO BOX 4090, SCOTTSDALE, AZ 85261
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 150-16-0A-058-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Erik Dunham, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Yamasa Co., Ltd., a Japanese Corporation, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 41 on Section Two, Windhaven Shores, as shown by Plat appearing of record in Instrument No. 20031210-0176853, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Eric Dunham, a married man by Quitclaim Deed from Richard L. Dunham and wife, Kathleen G. Dunham, as trustees of the Richard L. Dunham and Kathleen G. Dunham Trust, dated March 8, 1991, of record in Instrument Number 20230515-0036034, in The Register's Office of Davidson County, Tennessee, dated September 23, 2002, and recorded on May 15, 2023. A Scrivener's error was made in the spelling of Mr. Dunham's name in said Deed. The correct spelling should be "Erik" Dunham.

Being the same property conveyed to Richard L. Dunham and Kathleen G. Dunham Trustees, or any successors in trust under the Richard L. Dunham and Kathleen G. Dunham Truste dated March 8, 1991, by Quitclaim Deed from Richard L. Dunham and Kathleen G. Dunham a married couple,

Being the same property conveyed to Richard L. Dunham and Kathleen G. Dunham, Trustees, or any successors in trust, under the Richard L. Dunham and Kathleen G. Dunham Trust dated March 8, 1991, by Warranty Deed from Richard Dunham and Kathleen Dunham, husband and wife, of record in Instrument No. 20160624-0064611, in the Register's Office of Davidson County, Tennessee, dated May 5, 2016, and recorded on June 24, 2016.

Angela Dunham, spouse of Erik Dunham, joins in this conveyance to convey any marital interest she may have on the property described herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of October, 2023.

_____(SEAL)
Erik Dunham

_____
Angela Dunham

KY Kentucky
STATE OF ~~TENNESSEE~~
COUNTY OF Shelby

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Kentucky)
)
COUNTY OF ~~DAVIDSON~~ Shelby)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $374000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of October, 2023.

Notary Public
My commission expires: September 14, 2026

File No. GNT-23-2975

RUTH KILCHENMAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP58933
My Commission Expires Sep 14, 2026

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

