Karen Johnson Davidson County
Batch# 1062510 DEEDWARR
10/18/2023 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20231018-0081770

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3990

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of October, 2023

Notary Public

Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yamasa Co,Ltd., a Japanese Corporation PO Box 4090 Scottsdale, AZ 85261	Yamasa Co,Ltd., a Japanese Corporation PO Box 4090	064-16-0D-188.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Teresita G. Tittsworth, surviving tenant by the entirety of Raulston W. Tittsworth, deceased

HEREINAFTER REFERRED TO AS 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. 326 on the Plan of Section Four, Truxton Park R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20020528-0064435, 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 Raulston W. Tittsworth and Theresa G. Tittsworth, husband and wife by Warranty deed from Beazer Homes Corp. of record in Instrument No. 20021111-0138935 Register's Office for Davidson County, Tennessee, dated October 29, 2002 and recorded on November 11, 2002.

Being the same property conveyed to Raulston W. Tittsworth and Teresita G. Tittsworth, husband and wife by Quitclaim deed from Raulston W. Tittsworth and Theresa G. Tittsworth, N/K/A Teresita G. Tittsworth, husband and wife of record in Instrument No. 20110603-0042433 Register's Office for Davidson County, Tennessee, dated May 11, 2011 and recorded on June 03, 2011. The said Raulston W. Tittsworth died May 13, 2023, leaving Teresita G. Tittsworth as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2628 Spring Farm Lane, Hermitage, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 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.

Dated this the ~~16th~~ 17th (MB) day of October, 2023.

Teresita G. Tittsworth

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson (MB)

On this 16th day of October, 2023, before me personally appeared Teresita G. Tittsworth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~16th~~ 17th (MB) day of October, 2023.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
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

