WARRANTY DEED

Karen Johnson Davidson County
Batch# 1068753 DEEDWARR
11/06/2023 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20231106-0086655

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/18/2026
(AFFIX SEAL)

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 13376870-6 EXP. 05-18-2026

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0533

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	Map: 15016OA12900
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($395,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HAFEZ A. GHOBRIAL AND MARIAM A. MAKAR, HUSBAND AND WIFE,

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 HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 83, on the Plan of Windhaven Shores, Section Four, of record in Instrument No. 20041222-0152517, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hafez A. Ghobrial and Mariam A. Makar, husband and wife, by deed from FirstBank, a Tennessee banking corporation, of record in Instrument No. 20090826-0080206, dated August 24, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated; (2) All matters appearing on the Plan of record in Instrument No. 20041222-0152517, said Register's Office.

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

unimproved ☐
This is improved ☒ property, known as 3409 Whitesail Ct., Antioch, TN 37013
(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 heirs 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 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 our hands this 1st day of November, 2023.

Hafez Ghobrial
Hafez A. Ghobrial

Mariam Makar
Mariam A. Makar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 1st day of November, 2023.

Notary Public

My Commission Expires:

11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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

