Karen Johnson Davidson County
Batch# 1072300 DEEDWARR
11/15/2023 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20231115-0089217

Prepared By & Return To:
Tennessee Title Services LLC-Clarksvi
112 Center Court
Suite- A
Clarksville, TN 37040
C-23-4425

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Gail Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5 day of November, 2023

Notary Public

Commission Expires: _____

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2026
Notary ID 133772791

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yamasa Co., Ltd., A Japanese Corporation P O Box 4090 Scottsdale AZ 85261	New Owner	175-02-0A-011-00

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,

Daniel T. Toy, a married man,

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:

Being all of Lot No. 11 (Eleven) as shown on Final Plat, Section I, Old Hickory Commons, of record in Instrument Number 20080220-0016771, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Daniel T. Toy, a married man, by deed from Ole South Properties, Inc., a Tennessee Corporation, recorded April 22, 2009, appearing of record in Instrument Number 20090422-0036654, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20070920-0112646, as amended of record in Instrument Number 20071213-0143334, and as amended and restated of record in Instrument Number 20080317-0026338; Master Deed and By-Laws of record in Instrument Number 20080317-0026338; Easement to Fifty Foot Colonial Pipeline Easement of record in Book 3570, page 11; Easement to Stormwater Detention Agreement of record in Instrument Number 20060307-0026092; Quitclaim Deed to Old Hickory Commons Homeowners' Association, Inc., a Tennessee Corporation of record in Instrument Number 20080402-0032833; Transmission Line Easement of record in Book 2344, page 432, in Book 4425, page 535, and in book 11124, page 716; and to any and all matters shown on said Plat as shown as Exhibit D to Master Deed appearing of record in Instrument Number 20080220-0016771; all of said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

Jennifer Toy, spouse of Daniel T. Toy, joins in the execution of this instrument to convey any interest she may have, marital or otherwise, by virtue of her marriage to Daniel T. Toy.

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: 1413 Sprucedale Drive, Antioch, TN 37013

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 14 day of November, 2023.

Daniel T. Toy

Jennifer Toy

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 14 day of November, 2023, before me personally appeared Daniel T. Toy and Jennifer Toy, 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 14 day of November, 2023.

Notary Signature
My commission expires: 1/19/2025

EVE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY 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 11-14-2023 (date of document).

Affiant Signature

11-14-2023

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 14 day of Nov., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 133768706 EXP. 05-18-2026

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