This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-2169-MC

Karen Johnson Davidson County
Batch# 1073973 DEEDWARR
11/21/2023 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20231121-0090516

STATE OF TENNESSEE
COUNTY OF Dallas

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2023.

Notary Public
My Commission Expires: 5/18/2026

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 13370870-6 EXP. 05-18-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yamasa Co., Ltd., a Japanese PO Box 4090 Scottsdale, AZ 85261	Yamasa Co. Po Box 4090 Scottsdale, AZ 85261	182 06 0A 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Realty Capital Credit Corp, a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Yamasa Co., Ltd., a Japanese Corporation**, hereinafter called the Grantee(s), his/her/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. 14, on the Plan of Section One, Old Hickory Hills of record in Plat at Instrument No. 20011023-0115382, 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 Realty Capital Credit Corp, a Tennessee Corporation, by Warranty Deed from Austin Weatherill and Betty Taylor, Guardian for Olin Weatherill, of record in Instrument No. 20230726-0057748, in the Register's Office of Davidson County, Tennessee, dated July 20, 2023, and recorded on July 26, 2023.

This is ☒ improved or ☐ unimproved property located at: **7823 Rainey Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of November, 2023.

GRANTOR:

Realty Capital Credit Corp Inc., a Tennessee Corporation

By: _____
Michael Cantarutti, President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Cantarutti, President the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the President of Realty Capital Credit Corp, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of November, 2023.

_____
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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

