Karen Johnson Davidson County
Batch# 1076012 DEEDWARR
11/28/2023 03:02:30 PM 6 pgs
Fees: $33.00 Taxes: $1,424.50
20231128-0091911

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	PO BOX 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd. PO Box 4090 Scottsdale, AZ 85261

Order Number: PRH-131041-TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Valerie D. Hill, unmarried,** for Three Hundred Eighty Five Thousand Dollars and 00/100 ($385,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Yamasa Co., Ltd., a Japanese Corporation,** whose address is PO Box 4090, Scottsdale, AZ 85261, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 25 on the Plat of River Glen, Planned Unit Development, Phase III, Section 2, as of in Instrument No. 20020917-0113231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 052 13 0B 279.00

Street address of property: 1240 Alandee St., Nashville, TN 37214

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20100714-0055128 in the Register's Office, Davidson County, Tennessee.

Signed this 21 day of November, 2023

Signature of Grantor(s):

Valerie D. Hill

Valerie D. Hill

STATE OF TN, COUNTY OF Davidson/Sum- SI, SS:

BE IT REMEMBERED That on this 21 day of November, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Valerie D. Hill known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee
County of Davidson

On **November 21, 2023** before me, **Susie J Ingram, Notary Public** (name and title of officer), personally appeared **Valerie D. Hill**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

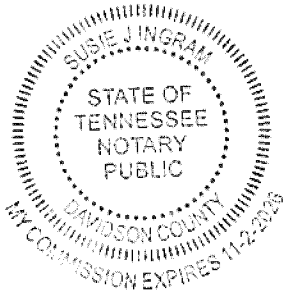
I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susie J Ingram

Print Name Susie J Ingram

(Seal)



County Parcel number: 052 13 0B 279.00
Street address of property: 1240 Alandee St., Nashville, TN 37214

Oath of Consideration

I or we, Valerie D Hill, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $385,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 21 day of November, 2023

Signatures of Affiant(s):

Valerie D. Hill

Sworn and subscribed before me this 21 day of November, 2023.

Notary Public

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee
County of Davidson

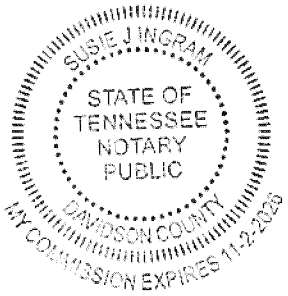
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I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susie J Ingram (Seal)

Print Name Susie J Ingram



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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