Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1088370 DEEDWARR
01/04/2024 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240104-0000900

39-B
File #23-1284

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda B. Vance, married and Lori D. Cross and William C. Cross, wife and husband, as tenants in common**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Yamasa Co., Ltd., a Japanese Corporation,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Riverbridge Community, Phase 1A, A Planned Unit Development, of record as Instrument No. 20030213-0019997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Linda B. Vance, married and Lori D. Cross and William C. Cross, wife and husband, as tenants in common, by Warranty Deed from Matthew Thomas Shoemaker and wife, Jenny Ivey Shoemaker, of record in Instrument No. 20140721-0064465, in the Register's Office of Davidson County, Tennessee, dated July 18, 2014 and recorded on July 21, 2014. The subject property has not been the residence of Linda B. Vance or her spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3612 Crossbrooke Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Yamasa Co., Ltd. PO Box 4090 Scottsdale, AZ 85261	New Owner	141-06-0C-008.00

WITNESS THE EXECUTION HEREOF this 29th day of December, 2023.

Linda B. Vance

Linda B. Vance

State of Tennessee
County of Davidson

On this 29th day of January, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Linda B. Vance, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Lori D. Cross

Lori D. Cross

William C. Cross

William C. Cross

State of Tennessee
County of Davidson

On this 29th day of December, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lori D. Cross and William C. Cross, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of _____
County of _____

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 425,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of January, 2024.

Notary Public

My Commission Expires: 5/18/2026

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

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 1/3/2024 (date of document).

Affiant Signature

1/3/2024

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 3 day of Jan., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

