Karen Johnson Davidson County
Batch# 1089556 DEEDWARR
01/08/2024 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20240108-0001560

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845618

LESLIE HINES
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20064008264
MY COMMISSION EXPIRES MAR 1, 2026

STATE OF ~~TENNESSEE~~)Colorado
COUNTY OF ~~DAVIDSON~~)Arapahoe

The actual consideration or value, whichever is greater, for this transfer is: $356,000.00.

Affiant

Subscribed and sworn to before me, this ~~20th~~ 24th day of ~~December, 2023~~ January, 2024

Notary Public
My Commission Expires: 03-01-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yamasa Co., Ltd., a Japanese corporation PO Box 4090 Scottsdale, AZ 85261	New Owner	Tax Parcel ID No. 182 06 0A 105.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James L. Dillingham Jr. and wife, Angela H. Dillingham** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yamasa Co., Ltd., a Japanese corporation**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING ALL OF LOT NO. 105, OLD HICKORY HILLS, SECTION ONE, ACCORDING TO PLAT AND SURVEY OF SAME APPEARING OF RECORD IN INSTRUMENT NO. 20011023-0115382, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. DILLINGHAM, JR. AND WIFE, ANGELA H. DILLINGHAM, BY WARRANTY DEED FROM GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED JUNE 6, 2002 AT INSTRUMENT NO. 20020606-0069176, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Old Hickory Hills, as recorded in Instrument No. 20011023-0115382.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020116-0006750 and as amended in Instrument No. 20101116-0091730 and Rules and Regulation recorded in Instrument No. 20151229-0130686.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20001030-0107214.
Easement recorded in Instrument No. 20020123-0009339.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20010306-0021333, 20030226-0025749, 20040927-0116009.

This is improved property located at 7136 Legacy Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of December, 2023.

James L. Dillingham Jr.

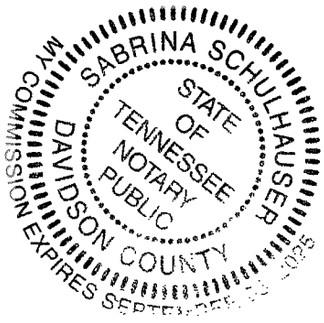
Angela H. Dillingham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James L. Dillingham Jr. and Angela H. Dillingham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2023.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, David Lopez, 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 **12/19/2023** (date of document).

Affiant Signature

1/8/2024

Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this 8th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-01-2026

NOTARY'S SEAL

LESLIE HINES
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20064008264
MY COMMISSION EXPIRES MAR 1, 2026