Karen Johnson Davidson County
Batch# 1090489 DEEDWARR
01/11/2024 08:21:30 AM 5 pgs
Fees: $28.00 Taxes: $1,143.30
20240111-0002280

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

Order Number: PRH-133816-TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Leyla Givens, an unmarried woman,** for Three Hundred Nine Thousand Dollars and 00/100 ($309,000.00) 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. 274 on the Plan of Villages of Long Hunter, Phase 1, a Planned Unit Development, as of record in and amended in No. 20040526-0061712, Registers' Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal 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 matters shown on the Plan of record as Instrument No. 20010123-0006894 and Instrument No. 20040526-0061712, Register's Office of Davidson County, Tennessee.

All matters shown on the Plan of PUD Boundary Plat of record as Instrument Number 20000207-0012630, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010531 0056382 amended in Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons By-Laws of The Villages of Long Hunter Homeowners Association, Inc. of record in Instrument Number 20041022-0127537, in the Register's Office for Davidson, County, Tennessee.

Charter for Villages of Long Hunter HOA of record in Instrument Number 20010531-0056381, in the Register's Office for Davidson County, Tennessee.

Sewer easement of record in Instrument Number 20001030-0107415, in the Register's Office for Davidson County, Tennessee, Grant of easement of record in Instrument Number 20000906-0088271 and 20000906-0088272, in the Register's Office for Davidson County, Tennessee.

Easement for ingress & egress to cemetery of record in Book 1115, Page 302 and Book 1101, Page 457, in the Register's Office for Davidson County, Tennessee.

TVA Line easement of record in Book 2338, Page 406, Book 4446, Page 423, Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee.

Water main easement of record in Book 8358, Page 91 & 94 and Book 8197, Page 288, in the Register's Office for Davidson County, Tennessee.

Easement in favor of Tennessee Telephone Company of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.

Rights of others in and to the common areas and/or elements.

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: 151 10 0A 057.00
Street address of property: 820 Winchester Close, Antioch, TN 37013

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20181231-0125956 in the Register's Office, Davidson County, Tennessee.

Signed this 09 day of January, 2024



Signature of Grantor(s):

Leyla Givens

Leyla Givens

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 09 day of January, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Leyla Givens**, 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.

Tressie M. Lewis

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.

County Parcel number: 151 10 0A 057.00
Street address of property: 820 Winchester Close, Antioch, TN 37013

Oath of Consideration

I or we, Leyla Givens 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 $309,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 09 day of January, 2024

Signatures of Affiant(s):

Leyla Givens

Sworn and subscribed before me this 09 day of January, 2024

Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON 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 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

