This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-2857-SL

Karen Johnson Davidson County
Batch# 1109375 DEEDWARR
03/11/2024 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20240311-0016467

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $367,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 7th day of March, 2024.

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2026
Notary ID 133772791

_____
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yamasa Co., Ltd., a Japanese corporation P.O. Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd., a Japanese corporation P.O. Box 4090 Scottsdale, AZ 85261	151 10 0A 297.00

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, we, **Joseph Sigala and Yesenia Ortiz, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Yamasa Co., Ltd. Inc., a Japanese corporation**, hereinafter called the Grantee(s), 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 all of Lot No. 222, on the Plan of PHASE 3, VILLAGES OF LONG HUNTER P.U.D., as shown by plat appearing of record in Instrument No. 20030707-0093205, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yesenia Ortiz, unmarried woman and Joseph Sigala, unmarried man, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Blanchard L. Thomas, Jr., unmarried, of record in Instrument No. 20170619-0061578, in the Register's Office of Davidson County, Tennessee, dated June 19, 2017 and recorded on June 19, 2017.

This is improved property located at: **1312 South Hampton Court, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 7th day of March, 2024.

GRANTOR:

Joseph Sigala

Yesenia Ortiz

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph Sigala and Yesenia Ortiz, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of March, 2024.

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 2/28/2024 (date of document).

Affiant Signature

2/28/2024

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 28 day of Feb., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

