Karen Johnson Davidson County
Batch# 1121461 DEEDWARR
04/10/2024 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240410-0025490

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $375,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of April, 2024.

My commission expires:

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

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Yamasa Co., Ltd.	SAME AS NEW OWNER	150 13 0A 012.00
(NAME)	(NAME)	
PO Box 4090		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		

Warranty Deed

For and in Consideration of the sum of $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, I/we **Sheila L. Kakoro and Noble Kakoro, married to each other,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Yamasa Co., Ltd., a Japanese Corporation**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 112 on the plan of HAMILTON GLEN, of record in Instrument no. 20020110-0004038, Registers Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Shelia L. Lillard, by Warranty Deed from Tammy Fox, of record in Instrument No. 20050706-0077475, in the Register's Office of Davidson County, Tennessee, dated June 30, 2005, and recorded on June 06, 2005.

Being the same property conveyed to Shelia L. Kakoro, Married, by Quit Claim Deed from Shelia L. Kakoro formerly known as Shelia L. Lillard, of record in Instrument No. 20221128-0124408, in the Register's Office of Davidson County, Tennessee, dated November 07, 2022, and recorded on November 28, 2022.

This property is __unimproved _X_improved property known as: 2121 Hamilton Glen Place, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of April, 2024.

Sheila L. Kakoro

Noble Kakoro

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila L. Kakoro and Noble Kakoro, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of April, 2024.

Notary Public
My Commission Expires: 3/19/2025

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 3/22/2024 (date of document).

Affiant Signature

3/22/2024

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 22 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

