WARRANTY DEED

Karen Johnson Davidson County
Batch# 1123769 DEEDWARR
04/17/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240417-0027271

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 15TH DAY OF APRIL, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2653

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Yamasa Co., Ltd., a Japanese Corporation PO Box 4090 Scottsdale, AZ 85261	New Owner	098050A10600CO

For and in consideration of the sum of Three Hundred Seventy Thousand And 0/100 ($370,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

CONSTANCE LAMOIRE' NIECE, AN UNMARRIED WOMAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

YAMASA CO., LTD., A JAPANESE CORPORATION

, hereinafter called the Grantees, his/her/their 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. 89, on the Plan of Section Four, Hampton Hall, of record in Book 11700, page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Constance LaMoire' Niece by Quitclaim deed from Bobby Niece, Jr., dated April 4, 2023 and recorded on April _17___, 2024, Instrument No. _20240417002727O__, Registers Office for Davidson County. Quitclaim was executed pursuant to Final MDA in Docket No. 22D690.

BEING the same property as conveyed to Constance LaMoire' Niece and Bobby Niece, Jr., wife and husband by Warranty Deed from David T. White and Sarah W. White, husband and wife, dated June 30, 2015, recorded July 2, 2015, Instrument No. 20150702-0064467, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 5701 Chestnutwood Trail, Hermitage, TN 37076.

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

Witness our/my hand on the 15th day of April, 2024.

Constance Niece

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Constance Niece, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2024.



Notary Public
My Commission Expires: 10/27/25

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

