Karen Johnson Davidson County
Batch# 1128878 DEEDWARR
04/30/2024 09:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,376.40
20240430-0031225

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., PO BOX 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd. PO Box 4090 Scottsdale, AZ 85261

Order Number: PRH-140795-TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Howard D. Taylor and Chasity M. Taylor, Husband and Wife,** for Three Hundred Seventy Two Thousand Dollars and 00/100 ($372,000.00) 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. 20, on the Plan of The Woods of Neeley's Bend, Phase I, First Revision, a Planned Unit Development, as of record in Plat Book 9700, Page 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

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 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: 053 14 0A 020.00
Street address of property: 1641 Comanche Run, Madison, TN 37115

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20190416-0034739 in the Register's Office, Davidson County, Tennessee.

Signed this 26 day of April, 2024

Signature of Grantor(s):

Howard D. Taylor

Chasity M. Taylor

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 26 day of April, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Howard D. Taylor and Chasity M. Taylor, 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 their 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.

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.

LEE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 05/05/2025

County Parcel number: 053 14 0A 020.00
Street address of property: 1641 Comanche Run, Madison, TN 37115

Howard D. Taylor
Chasity M. Taylor

Oath of Consideration

I or we, _____, 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 $372,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 26 day of April, 2024

Signatures of Affiant(s):

Howard D Taylor Chasity M Taylor

Sworn and subscribed before me this 26 day of April, 2024

Notary Public

LEE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 05/05/2025

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

