Name and Address of New Owner:
Yamasa Co., Ltd
P.O. Box 4090
Scottsdale, AZ 85261

Send Tax Bills To:
Yamasa Co., Ltd
P.O. Box 4090
Scottsdale, AZ 85261

Karen Johnson Davidson County
Batch# 1134273 DEEDWARR
05/13/2024 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240513-0035102

This Instrument Prepared By:
J Carlton Drumwright
CLOSED Nashville LLC
278 Franklin Road
Suite 160
Brentwood, TN 37027

Map & Parcel No: 062-02-0A-323.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jamal I. Shaltaf**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yamasa Co., Ltd., a Japanese Corporation**,"the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Final Plat River Trace Estates Phase 2 - Section 6 of record in Plat at Instrument No. 20010605-0058138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamal I. Shaltaf by Warranty Deed from Cain Properties, Inc of record in Instrument No. 20030506-0060276 Register's Office for Davidson County, Tennessee, dated April 30, 2003 and recorded on May 6, 2003.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of May, 2024.

_____(SEAL)
Jamal I. Shaltaf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2024, before me personally appeared Jamal Shaltaf, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of May, 2024.

Notary Signature
My commission expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of May, 2024.

Notary Signature
My commission expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

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 4/29/2024 (date of document).

Affiant Signature

4/29/2024
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 29 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

