RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-21111-24

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1141080 DEEDWARR
05/31/2024 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240531-0040335

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $. 435,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of May, 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:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Yamasa Co., Ltd., a Japanese Corporation<br>PO BOX 4090<br>Scottsdale, AZ 85261 | Yamasa Co., Ltd., a Japanese Corporation<br>PO BOX 4090<br>Scottsdale, AZ 85261 | 086-10-0A-005-00 |

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($ 435,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, Andrew S. Boyer and Ashley N. Boyer, husband and wife, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, Yamasa Co., Ltd., a Japanese Corporation, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Subdivision Plat, Hermitage Highlands, a cluster lot subdivision, of record in Instrument #20030422-0052784, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew S. Boyer and Ashley N. Boyer, husband and wife, from Jill Lynn Sullivan, unmarried, by Warranty Deed dated July 28, 2015 and recorded August 3, 2015 in Instrument #20150803-0076259, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 117 Lakeside Court, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s). their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28 day of May, 2024

GRANTOR(S)

Andrew S. Boyer

Ashley N. Boyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Andrew S. Boyer and Ashley N. Boyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of May, 2024.

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

Denise DeLozier
Printed Notary Name

My commission expires: July 26, 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 5/30/2024 (date of document).

Affiant Signature

5/30/2024
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 30 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

