Karen Johnson Davidson County
Batch# 1161218 DEEDWARR
07/24/2024 10:00:30 AM 6 pgs
Fees: $33.00 Taxes: $1,480.00
20240724-0055812

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., LTD.** **Po Box 4090** **Scottsdale, AZ 85261**	Yamasa Co., Ltd. PO Box 4090 Scottsdale, AZ 85261

Order Number: PRH-148237-TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Brittany Sky McRay, divorced and not remarried, and Michael Thomas McRay, divorced and not remarried,** for Four Hundred Thousand Dollars and 00/100 ($400,000.00) 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. 188, on the plan of Abbington Park, Phase One - Section Four, of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee, to which plan reference is
hereby made for a more complete description.

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 matters shown on the plat of record in Instrument 200501100003256, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200104020031520, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200302130020075, and Amendment Recorded as Instrument No.

200502010011849, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200810080101931, and Scrivener's Affidavit of record in Instrument No. 200810310108645, Register's Office for Davidson County, Tennessee; Storm Detention Agreement recorded 01/09/2003 of record in Instrument 200301090004246, Register's Office for Davidson County, Tennessee; Charter of record in Instrument 200303030027405, Register's Office for Davidson County, Tennessee; Conveyance of Common Areas in Quitclaim Deed of record in Instrument 200502010011847, Register's Office for Davidson County, Tennessee; By-laws of record in Instrument 200303030027406, Register's Office for Davidson County, Tennessee.

All other 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: 062 02 0B 182.00
Street address of property: 4143 Longfellow Drive, Nashville, TN 37214

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20191209-0126555 in the Register's Office, Davidson County, Tennessee.

Signed this 22 day of July, 2024

Signature of Grantor (1 of 2):

Sky McRay (Brittany Sky McRay)

Sky McRay

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22 day of July, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Brittany Sky McRay, 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 her 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.

Susie J Ingram

Notary Public

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Signed this 20 day of July, 2024.

Signature of Grantor (2 of 2):

Michael Thomas McRay

STATE OF TN, COUNTY OF Rutherford, SS:

BE IT REMEMBERED That on this 20 day of July, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Michael Thomas McRay, 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 his 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.

Dechan St. Cloud

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.

DECHAN ST. CLOUD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2027

County Parcel number: 062 02 0B 182.00
Street address of property: 4143 Longfellow Drive, Nashville, TN 37214

Oath of Consideration

I or we, Title Co. _____, 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 $ 400,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 22 day of July, 2024

Signatures of Affiant(s):

Brittany Gay McRay

Sworn and subscribed before me this 22 day of July, 2024

Susie J Ingram
Notary Public

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Tennessee Certification of Electronic Document

I, Title Company, 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 7/23/2024 (date of document).

Affiant Signature

7/23/2024

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 23 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

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