WARRANTY DEED

Karen Johnson Davidson County
Batch# 1162114 DEEDWARR
07/25/2024 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240725-0056154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yamasa Co., Ltd., a Japanese Corporation	**Yamasa Co., Ltd., a Japanese Corporation**	Map: 16300001500
(NAME) P.O. Box 4090	(NAME) **Po Box 4090**	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) **Scottsdale, AZ 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MAICHEL BASILIOUS, UNMARRIED,

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, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 34, SHIELDS ANTIOCH PLACE, being more particularly described by survey dated July 10, 2024 completed by Brackman Land Surveying, David P. Brackman R.L.S. # 1684, as follows:

Beginning at a point on the right of way (R/W) of Ottenville Avenue, said point being the northeast corner of herein described property, thence leaving said R/W S 08° 30' 17" W 178.24' to a point;

Thence N 88° 33' 54" W 40.00' to a point;

Thence n 19° 18' 55" W 271.09' to a point on R/W of Ottenville Avenue;

Thence S 62° 41' 27" E 175.58' to the point of beginning.

Being the same property conveyed to Maichel Basilious, by deed from Erin Dias, Trustee of The 4904 Ottenville Ave Trust, of record in Instrument No. 20240416-0027186, dated April 16, 2024, Register's Office for said County. See prior Deed of record in Instrument No. 20061103-0136719 as re-recorded in Instrument No. 20061122-0145407 dated October 31, 2006.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 111, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4904 Ottenville Avenue, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness our hands this 19th day of July, 2024.

Maichel Basilious

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maichel Basilious, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 19th day of July, 2024.

Notary Public

My Commission Expires:

11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 7/24/2024 (date of document).

Affiant Signature

7/24/2024

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 24 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