Karen Johnson Davidson County Batch# 1257234 DEEDWARR 04/08/2025 08:06:30 AM 3 pgs Fees: $18.00 Taxes: $1,350.50 20250408-0026340	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $365,000.00 Affiant Subscribed and sworn to before me, this 7 day of April, 2025. Notary Public My commission expires AMANDA CARDENAS Notary Public, State of Texas Comm. Expires 05-20-2026 Notary ID 133772791

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Yamasa Co., Ltd., a Japanese Corporation	Yamasa Co., LTD.	053090B18600CO
PO Box 4090	PO Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ramon Alcala and Maria Elena Alcala, husband and wife

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, 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. 101, Cumberland Station at Wilson Camp Subdivision, of record in Instrument No. 20060118-0006553, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ramon Alcala and Maria Elena Alcala, husband and wife, by Warranty Deed from William B Hamlin, and William Bryan Hamlin, and Rachel A Hamlin, aka Rachel Anne Hamlin, aka Rachel Anne Keiffer, dated February 26, 2010, of record in Instrument No. 20100305-0016969, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Stormwater Detention Agreement of record in Instrument No. 20050511-0053113, said Register's Office.

Easements of record in Instrument No. 20040309-0026763, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1004 Pawnee Trail, Madison, TN 37115.

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 in 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.

Ramon Alcala Date: 4-4-25

Maria Elena Alcala Date: 4-4-25

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said County and State, Ramon Alcala and Maria Elena Alcala, the within named Grantor(s), 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, at office, this 4TH day of April, 2025.

NOTARY PUBLIC

MARK H. ALFT
Notary Public - California
Los Angeles County
Commission # 2462315
My Comm. Expires Sep 5, 2027

My Commission Expires: 09/05/2027

Mark H Alft, Notary Public

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 **4/7/2025** (date of document).

Affiant Signature

4/7/2025
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this **7** day of **April**, **2025**.

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

Notary's Signature

MY COMMISSION EXPIRES: 5.20.2026

NOTARY'S SEAL