Karen Johnson Davidson County
Batch# 1302716 DEEDWARR
07/25/2025 04:16:30 PM 5 pgs
Fees: $28.00 Taxes: $1,287.60
20250725-0059127

AFTER RECORDING RETURN TO:
Yamasa Co., Ltd., a Japanese Corporation
PO Box 4090
Scottsdale, AZ 85261
File No. ACQ-PRH-182193-TN

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 150 15 0B 027.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 21 **day of** July, 2025, by and between **Kevin Miller and wife, Lauren Miller,** residing at 2321 Granny Wright Ln., Hermitage, TN 37076, hereinafter referred to as Grantor(s) and **Yamasa Co., Ltd., a Japanese Corporation,** located at PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Three Hundred Forty Eight Thousand and 00/100 Dollars ($348,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 408 Jenny Ruth Pt, Antioch, TN 37013

Being the same property conveyed to Kevin Miller and wife, Lauren Miller from Kevin Miller in a Quitclaim Deed dated 03/27/2025 and recorded 03/27/2025 under Instrument No. 20250327-0023100 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Kevin Miller

Lauren Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kevin Miller and Lauren Miller** the within named Grantor, 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 seal, at office in Davidson County, TN, this 21 day of July, 2025.

Notary Public

My Commission expires: 05/08/2029

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 348,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: KEVIN MILLER

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 21 day of July, 2025.

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 05/08/2029

Name and address for person(s) responsible for taxes:

Yamasa Co., Ltd., a Japanese Corporation
PO Box 4090
Scottsdale, AZ 85261

Name and address of property owner:

Yamasa Co., Ltd., a Japanese Corporation
PO Box 4090
Scottsdale, AZ 85261

EXHIBIT A
LEGAL DESCRIPTION

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 27 on the Final Plat of Edison Park, (formerly Painter) of record in Instrument No. 20060726-0090090, Register's Office for said County, to which reference is made for a more complete description.

Parcel ID No. 150 15 0B 027.00

Property Commonly Known As: 408 Jenny Ruth Pt, Antioch, TN 37013

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 7/25/2025 (date of document).

Affiant Signature

7/25/2025
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 25 day of July, 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