**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1334666 DEEDWARR
10/15/2025 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20251015-0082233

File No. CR-25-11273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2025

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**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Yamasa Co., Ltd., a Japanese Corporation | **YAMASA CO., LTD.** | |
| (NAME) PO Box 4090 | (NAME) **PO BOX 4090** | 075-12-0A-118.00-CO |
| (ADDRESS) Scottsdale, AZ 85261 | (ADDRESS) **SCOTTSDALE, AZ 85261** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, I/we, **Eyup Bazan and Elif Bazan, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yamasa Co., Ltd., a Japanese Corporation**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Lot 82, Greer Meadows at Cedar Creek Section 3, Phase 1, as shown on plat of record in Instrument No. 20010920- 0101748 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Eyup Bazan, a single man by Warranty Deed from Austin David Hite, an unmarried person, dated March 23, 2017 and of record in Instrument Number 20170404-0032909, Register's Office for Davidson County, Tennessee.**

**This is property more commonly known as 417 Scotts Creek Trail, Hermitage, TN 37076.**

**Elif Bazan, spouse of Eyup Bazan, joins in the execution of this instrument for the purpose of conveying her right, title, interest, and marital interest, if any, to said property.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 9th day of October, 2025.

Eyup Bazan

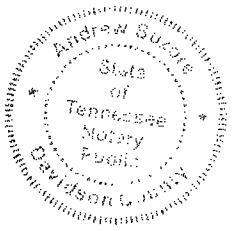
Elif Bazan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 2025, before me personally appeared Eyup Bazan and Elif Bazan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of October, 2025.

Notary Signature
My commission expires: May 8, 2028



**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 **10/15/2025** (date of document).

Affiant Signature

**10/15/2025**

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this **15** day of **OCT.**, **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