Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-5464

Karen Johnson Davidson County
Batch# 1347727 DEEDWARR
11/18/2025 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20251118-0091948

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of November, 2025

Notary Public

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2026
Notary ID 133777791

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yamasa Co., Ltd. P.O. Box 4090 Scottsdale, AZ 85261	New Owner	182-06-0A-235.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Rebeccah Marie Smith and Nathan Scott, a married couple

HEREINAFTER REFERRED TO AS 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. 245 on the Plan of the Final Plat of Old Hickory Hills, Phase Two - Section Three, of record in Instrument Number 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20041021-0126628, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rebeccah Smith, an unmarried woman, and Nathan Scott, an unmarried man, as Tenants in common with right of survivorship by Warranty Deed from Joseph Anthony Giattino and wife, Kyndra N. Giattino of record in Instrument

No. 20201221-0150950 Register's Office for Davidson County, Tennessee, dated December 14, 2020 and recorded on December 21, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7233 Legacy Drive, Antioch, TN 37013

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 so 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.

Dated this the 13th day of November, 2025.

Rebeccah Marie Smith

Rebeccah Marie Smith

Nathan Scott

Nathan Scott

STATE OF Florida
COUNTY OF Miami-Dade

Provided Driver License

On this 13th day of November, 2025, before me personally appeared Rebeccah Marie Smith and Nathan Scott, 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 13th day of November, 2025.

Mercedez G. Robinson

Notary Signature Mercedez G Robinson
My commission expires: 12/16/2028

MERCEDEZ G ROBINSON
Notary Public - State of Florida
Commission # HH 621989
Expires on December 16, 2028

Notarized remotely online using communication technology via Proof.

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 11/13/2025 (date of document).

Affiant Signature

11/13/2025

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 13 day of Nov., 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