WARRANTY DEED

Karen Johnson Davidson County
Batch# 1349015 DEEDWARR
11/20/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20251120-0092965

B-ELAM-25-3432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF NOVEMBER, 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
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yamasa Co., Ltd.	**New Owner**	
(NAME) **PO Box 4090**	(NAME) PO BOX 4090	**150 16 0A 111.00**
(ADDRESS) **Scottsdale, AZ 85261**	(ADDRESS) SCOTTSDALE, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES RAINEY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YAMASA CO., LTD., A JAPANESE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being all of Lot No. 93 on the Plan of FINAL PLAT, SECTION FOUR, WINDHAVEN SHORES, "A CLUSTER LOT SUBDIVISION" of record in Plat Instrument Number 20041222-0152517, Register's Office for Davidson County, Tennessee, to Which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles Rainey, an unmarried man, by Warranty Deed from Brandy Steele formerly known as Brandy Granderson and William Steele, wife and husband, of record in Instrument No 20190318-0024584, in the Register's Office of Davidson County, Tennessee, dated March 05, 2019 and recorded on March 18, 2019.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR WINDHAVEN SHORES " A CLUSTER LOT SUBDIVISION", as recorded in Instrument No. 20041222-0152517.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030219-0021585.
- Easement recorded in Instrument No. 20070329-0037448 and Re-recorded in Instrument No. 20080219-0015738.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20020603-0066392, 20030218-0020742.
- Charter for Windhaven Shores Owners Association Homeowners Association recorded as Instrument No. 20030228-0026797.
- By Laws for Windhaven Shores Owners Association recorded as Instrument No. 20030219-0021586.
- Common Open Space Deed recorded as Instrument No. 20060724-0088808, Re-recorded in Instrument No. 20061204-0148906
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3432 Whitesail Ct, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 18 DAY OF NOVEMBER, 2025.

Charles Rainey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of November, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 11/18/2025 (date of document).

Affiant Signature

11/18/2025

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 8 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