AFTER RECORDING RETURN TO:
Yamasa Co., Ltd., a Japanese Corporation
PO Box 4090
Scottsdale, AZ 85261
File No. ACQ-PRH-211597-TN

Karen Johnson Davidson County
Batch# 1392521 DEEDWARR
03/13/2026 09:23:30 AM 6 pgs
Fees: $33.00 Taxes: $1,461.50
20260313-0020017

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

Tax ID No.: 164 10 0A 060.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 6 **day of** March, 2026, by and between **Evelyn L. Davidson, a single person, as to a 5/6 undivided interest,** and **Karlton C. Davidson, an unmarried person, who acquired title as married, as to a 1/6 undivided interest, as tenants in common with right of survivorship,** residing at 934 Mainstream Drive, Nashville, TN 37228, 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 Ninety Five Thousand and 00/100 Dollars ($395,000.00), 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: 4008 Pineorchard Place, Nashville, TN 37013

Being the same property conveyed to Evelyn L. Davidson, a single person, as to a 5/6 undivided interest, and Karlton C. Davidson, a married person, as to a 1/6 undivided interest, as tenants in common with right of survivorship from Evelyn L. Davidson, a single person in a Qui-Claim Deed dated 01/26/2024 and recorded 02/16/2024 under Instrument No. 20240216-0010770 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.

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

Karlton C. Davidson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Karlton C. Davidson** 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 Tennessee, this 6 day of March, 20 26.

Notary Public

My Commission expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

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.

Evelyn L. Davidson

Evelyn L. Davidson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Evelyn L. Davidson** 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 Tennessee, this 6 day of March, 20 26.

Notary Public

My Commission expires: 1.24.2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $395,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Harlton C. Davidson

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 6 day of March, 2026

Notary Public
My Commission Expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

The following described real estate, situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Village Two, Summerfield, of record in Instrument 20000929-0096421, said Register's Office, to which reference is hereby made for a more complete description.

Tax ID No.: 164 10 0A 060.00

Property Commonly Known As: 4008 Pineorchard Place, Nashville, 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 3/12/2026 (date of document).

Affiant Signature

3/12/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 12 day of March, 2026.

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