WARRANTY DEED

Karen Johnson Davidson County
Batch# 1466776 DEEDWARR
09/02/2026 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260902-0080969

DM-TRA-26-1681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05/20/2030
Notary ID 132778701

(OFFICIAL SEAL)

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., a Japanese Corporation	Yamasa Co., LTD., a Japanese Corporation	
(NAME)	(NAME)	053090B06700CO
PO Box 31236	PO BOX 31236	
(ADDRESS)	(ADDRESS)	
Salt Lake City, UT 84131	Salt Lake City, UT 84131	
(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, **NANCY J. HARRIS, SINGLE AND TJUANA O. REED, MARRIED**, 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:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Cumberland Station at Wilson Gap, Section Two, of record in Instrument No. 20020903-0105967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy J. Harris and Tjuana O. Reed by Quitclaim Deed from Nancy J. Harris, unmarried, dated February 2, 2026, of record in Instrument No. 20260205-0008350; being part of the same property conveyed to Nancy J. Harris by Quitclaim Deed from Danny Ray Craighead, dated April 30, 2015, of record in Instrument No. 20150507-0041954; and being the same property conveyed to Nancy Harris, a married woman, by Warranty Deed from Randall Phillips Homes, L.L.C., dated September 4, 2003, of record in Instrument No. 20031121-0169809.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1681 Cumberland Station Blvd., Madison, Tennessee 37115**.

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 24 DAY OF AUGUST, 2026.

Nancy J. Harris

Tjuana O. Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY J. HARRIS, 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 24th of August, 2026.

Notary Public
My Commission Expires: 1.22.29
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TJUANA O. REED, 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 24th of August, 2026.

Notary Public
My Commission Expires: 1.22.29
(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 8/24/2026 (date of document).

Affiant Signature

8/24/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 24 day of Aug., 2026.

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2030
Notary ID 133772791

Notary's Signature

MY COMMISSION EXPIRES: 5.20.2030

NOTARY'S SEAL