This Instrument Prepared By:
Saddle Creek Title, LLC
756 Ridge Lake Blvd. Ste 120
Memphis, TN 38120

Karen Johnson Davidson County
Batch# 630816 DEEDWARR
05/06/2021 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20210506-0061258

WARRANTY DEED

THIS INDENTURE is made and entered into this 26 day of April, 2021, by and between **Felicia K. Harris and Kintae Ladell Harris, wife and husband,** party of the first part, and **Worldwide Property Hub LLC,** party of the second part,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Chatham Pointe, a Planned Unit Development, as of record in Book 6900, page 444-447, inclusive, Register's Office for said County, to which Plan reference is here made for a more complete description.

This being the same property conveyed to Felicia Lawrence, Married from Troy M. Hendrickson and wife, Tracy B. Hendrickson by a Warranty Deed of record dated 05/28/2004,in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, except for unpaid 2021 Davidson County Taxes, which are not yet due and payable and subdivision restrictions, building lines and easements of record in Book 6900, Pages 444-447; Restrictions in Book 7358, Page 656, Book 7538, Page 792, Book 7599, Page 812, Book 8667, Page 381, and Book 8679, Page 446 , all in the Register's Office of Shelby County, Tennessee; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

See Attached Signature Page.

Felicia K. Harris

Kintae Ladell Harris

JAMES LEE JARMAN III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 22, 2021

STATE OF Tennessee
COUNTY OF Rutherford

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Felicia K. Harris and Kintae Ladell Harris, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26 day of April, 2021.

Notary Public

My Commission Expires:

Aug. 22, 2021

I, or we, 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 **$215,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 day of April, 2021.

NOTARY PUBLIC

My Commission Expires:

PAMELA D. WEBSTER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-17-2023

Tax Parcel: 151-01-0A-035-00

Property Address: 3613 Burwick Place, Nashville, TN 37013

Name & Address of Owner and Mail Tax Notices to:
World Wide Property Hub LLC
1000 Poplar Ave
Memphis, TN 38119

When Recorded Return To:
Preferred Title & Escrow, LLC
7894 Winchester Road, 500, Memphis, TN 38125

True Copy Certification

I, Natasha Day, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Shelby

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)



Tue,3 Mar 2020 11:14 AM TD