WARRANTY DEED

2021-271

Karen Johnson Davidson County
Batch# 674828 **DEEDWARR**
07/12/2021 11:08:45 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20210712-0093258

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 6th day of July, 2021.

(Affix Seal) Notary Public
My Commission Expires:

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Donald T. Wade and Rebecca A. Wade 431 Lazy Creek Lane Nashville, TN 37211	NEW OWNER	161.13-0B-431.00 CO

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, I/we, **KOR World, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey **unto Donald T. Wade and Rebecca A. Wade, a married couple**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Unit 431 on the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to KOR World, LLC by Quitclaim Deed from Michael D. Anderson and Carol Bolden, dated June 19, 2018 and recorded November 11, 2018 in Instrument No. 201811010108294, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 431 Lazy Creek Lane, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 6th day of July, 2021.

KOR World, LLC
By: James Moore, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared James Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President(or other officer authorized to execute the instrument) of KOR World, LLC the within named bargainor, a limited liability company, and that such President or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this 6th day of July, 2021.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County