THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2021-1160

Karen Johnson Davidson County
Batch# 691367 DEEDWARR
08/05/2021 11:24:37 AM 2 pgs
Fees: $13.00 Taxes: $77.70

20210805-0105442

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY ONE THOUSAND AND 00/100 DOLLARS ($21,000.00) cash in hand paid, the receipt of which is hereby acknowledged, LISA PARHAM, A SINGLE WOMAN ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto WB HORIZON REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, its successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Lying and being in the Ninth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set in the Northerly right-of-way line of State Highway 100 at the Southeast corner of that parcel of land conveyed to Elizabeth King of record in Book 2926, Page 159, in the Register's Office of Dickson County, Tennessee.

Being the same property conveyed to Lisa Parham, unmarried by deed from Johnny Wayne Groves, married and Charles Cory Groves, married, dated April 28, 2017 and of record in Instrument Number 20170505-0044711, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Hwy 100 and Old Harding Road, (also known as Old Nashville and Centerville Road).

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2021 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of August, 2021.

Lisa Parham
LISA PARHAM

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 3rd day of August, 2021, before me personally appeared LISA PARHAM, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 3rd day of August, 2021.

JOY L BAKER MY COMM EXPIRES STATE OF TENNESSEE NOTARY PUBLIC AUGUST 21, 2023 COUNTY OF DICKSON

NOTARY PUBLIC

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $21,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3rd day of August, 2021.

NOTARY PUBLIC

JOY L BAKER MY COMM EXPIRES STATE OF TENNESSEE NOTARY PUBLIC AUGUST 21, 2023 COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 168000057.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
WB HORIZON REAL ESTATE, LLC

1317 Edgewater Dr. Ste 2030
Orlando, FL 32804