(1)

This instrument prepared by and return to:
Preferred Title & Escrow, LLC
7894 Winchester Rd., Suite 500
Memphis, TN 38125

RETURN TO:
Chapman & Rosenthal Title, INC
1620 Westgate Circle
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE made and entered into this 8th, of February 2022, by and between WorldWide Property HUB. LLC, a Tennessee Limited Liability Company parties of the first part, and Jena Sawirs party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee, to wit:

Land in Davidson County, Tennesses, being Lot No. 112-Aon the Plan of Zone Lot Division of Lots 111, 112, 113, 124, 125 and 126, Percy Priest Woods, Section IV of record in Plat Book 6250, Page (s) 356 and 357, and as amended in Plat Book 6900, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cindy Butterbaugh, a single woman by Warranty deed from Hany Rezk Reyad, married of record in instrument No. 20180418-0036519 Register's Office for Davidson County, Tennessee, dated April 16, 2018 and recorded on April 18, 2018. (Value of consideration shown in aforementioned deed $195,000.00.)

Being the. same property conveyed t6 Worldwide Property Hub LLC, a Tennessee limited liability company by Warranty deed from Cindy Butterbaugh, a Single woman of record in Instrument No. 20220105-0002135 Register's Office for Davidson County, Tennessee, dated October 05, 2021 and recorded on January 05, 2022. (Value of consideration shown in aforementioned deed $210,000.00.) Being also known as 209 Woodmaker Court Nashville, Tennessee 37214.

Being the same property conveyed to WorldWide Property HUB. LLC herein by Warranty Deed recorded at instrument No. 20220105-0002135 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of 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.

Karen Johnson Davidson County
Batch# 804335 DEEDWARR
02/11/2022 12:08:58 PM 4 pgs
Fees: $23.00 Taxes: $943.50

20220211-0016088

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except: 2022 City of Nashville and 2022 County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book 6250, Page 356 and 359, revised in Book 6250, Page 993, and easements N/A. Restrictions of record in Book 5984, Page 865, Book 6020, Page 270, and Book 6097 Page 11 all being of record in said Davidson County Recording Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

WorldWide Property HUB, LLC, a Tennessee Limited Liability Company

By: _____
Gregory Griffin, Member

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned of the state and county mentioned, personally appeared Gregory Griffin, 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 Member of WorldWide Property HUB. LLC, the within named bargainor, a Limited Liability Company, and that such Gregory Griffin as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Shelby Co, TN, this 8th day of February, 2022.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

NATASHA DAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-17-2023

Property Owner Name and address

Jena Sawirs

Property Address:
209 Woodmaker Ct
Nashville, TN 37214

Mail Tax Bills To:
Jena Sawirs
7391 Autumn Crossing Way
Brentwood, TN 37027

Parcel#: 108-16-0-240

State of Tennessee

County of Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which **255,000.00** amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of February, 2022

NOTARY

MY COMMISSION EXPIRES: _____

