Karen Johnson Davidson County
Batch# 835818 DEEDWARR
04/07/2022 07:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,255.88
20220407-0040144

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

RETURN TO:
Summit TItle & Escrow
6263 Poplar Avenue
Suite 801
Memphis, TN 38119

WARRANTY DEED

THIS INDENTURE made and entered into this 11th, of March 2022, by and between WorldWide Property HUB. LLC, a Tennessee Limited Liability Company parties of the first part, and Pine Grove Residential Funding I, LLC, a Limited Liability Company 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 Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 35, on the Plan of Chatham Pointe, 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.

Being the same property conveyed to WorldWide Property HUB. LLC herein by Warranty Deed recorded at instrument No. 20210506-0061258 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.

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 7358, Page 656; as amended in Book 7538, Page 792; Book 7599, Page 812; Book 8667, Page 381; as Notice of Covenants Violation recorded in Instrument No. 20020719-00872881 and easements Book 3891, Page 476, Book 7748, Page 440; Book 7748, Page 444 and Book 7748, Page 493;Charter for Chatham Pointe Homeowners Association Inc., recorded in Book 7597, Page 977;Common Open Space for Chatham Pointe Homeowners Association Inc. recorded in Book 7683, Page 718 Bylaws for Chatham Pointe Homeowners Association Inc. recorded in Book 8679, Page 446. all being of record in said Davidson County Register's 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, Pamela Webster 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, TN, this 11th day of March, 2022.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

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

Property Owner Name and address

Pine Grove Residential Funding I, LLC
6101 Baker Rd Ste 200
Minnetonka, MN 55345

Property Address:
3613 Burwick Place
Antioch, TN 37013

Mail Tax Bills To:
Pine Grove Residential Funding I, LLC c/o Renters Warehouse
6101 Baker Rd Ste 200
Minnetonka, MN 55345

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

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 [redacted]* 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 11th day of March, 2022

NOTARY

MY COMMISSION EXPIRES: _____

LASHARAD QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-26-2023

*$339,426.00

Tennessee Certification of Electronic Document

I, John Zelinka, 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 March 11, 2022 (date of document).

Affiant Signature

3/31/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 31st day of March, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY