Karen Johnson Davidson County
Batch# 847015 DEEDWARR
04/28/2022 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20220428-0048977

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $635,000.00.

Affiant

Subscribed and sworn to before me this 20th day of April, 2022.

Notary Public
My Commission Expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

File No.: 2022-221

Address of New Owner:	Send Tax Bills to:	Tax Information:
Minh Thoai Le	United Premier Funding, LLC	
2628 Houston Ln	2645 North Berkelye Lake Rd Ste 138	040-09-0A-008-00
Whites Creek, TN 37189	Duluth, GA 30096	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sheila McElhaney, an unmarried woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Minh Thoai Le, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8, Whites Creek Manor, as shown on plat of record in Instrument No. 20061130-0148061, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sheila McElhaney, an unmarried woman by Deed dated August 19, 2019 from Jason Feller and Emily Feller, husband and wife, recorded August 21, 2019, in Instrument Number 20190821-0083819, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is X improved _____unimproved property located at 2628 Houston Lane, Whites Creek, TN 37189.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 hands this 20th day of April, 2022.

Sheila McElhaney

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sheila McElhaney and, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN this 20th day of April, 2022.

Notary Public at Large

My Commission Expires: 1-23-23.

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/20/2022 (date of document).

Jennifer Russell
Affiant Signature

4/21/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

