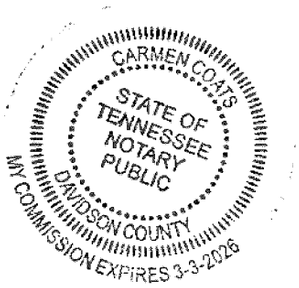
Karen Johnson Davidson County
Batch# 945962 DEEDWARR
11/30/2022 12:57:30 PM 4 pgs
Fees: $23.00 Taxes: $876.90
20221130-0125435

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $237,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2022.

Notary Public

My commission expires:

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Suncore Equity, LLC | New Owner(s) | 133-07-0-211.00 |
| 4416 Mockingbird Parkway | | |
| Dallas, TX 75205 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLAUDIA HARRIS, AN UNMARRIED WOMAN, ANTHONY L. CORTNER, A SINGLE MAN, ANGELICA ELLIOTT, A SINGLE WOMAN, LARHONDA M. COCKRELL, A MARRIED WOMAN, WILMA JEAN CORTNER, A SINGLE WOMAN, AND EDNA MASON JOHNSON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUNCORE EQUITY, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Farley Heights Subdivision, Second Addition of record in Plat Book 2330, Page 100, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 89.7 feet on the Southerly side of Wheeler Avenue and extends back between lines 147.9 feet on the Westerly line and 119.2 feet on the Easterly line to a dead line in the rear on which it measures 115.0 feet.

Being the same property conveyed to Wilma Cortner by Warranty Deed from Kendall E. Kitchens and wife, Linda F. Kitchens of record in Book 5801, page 942, Register's Office for Davidson County, Tennessee, dated September 04, 1981 and recorded on September 04, 1981. Said Wilma Cortner became deceased on January 22, 1989.

Barbara L. Johnson became deceased on December 12, 2004. Zab L. Cortner became deceased on October 20, 2005.

Being the same property conveyed to Claudia Harris by Quitclaim Deed from Ethel L. Cortner, Celester Bank, Bruce Allen Cortner and Denean Cortner, of record in Instrument No. 20090804-0072943 Register's Office for Davidson County, Tennessee, dated August 04, 2009 and recorded on August 04, 2009.

Affidavit of Heirship for Wilma Cortner of record in Instrument Number 20090804-0072942, in the Register's office of Davidson County, Tennesse - Affiant is Claudia Harris. Amended Affidavit of Heirship of record in Instrument Number 20220822-0094426, in the Register's office of Davidson County, Tennesse - Affiant is Mattye M. Jefferson. Second Amendment to Affidavit of Heirship of record in Instrument Number 20221107-0119532, said Register's Office. Affidavit of Heirship for Richard C. Johnson, Jr., surviving spouse of Barbara L. Johnson, of record in Instrument Number __202211300125434_____, said Register's Office.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 171 Wheeler Avenue, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of November, 2022.

Claudia Harris

Anthony L. Cortner

Angelica Elliott

LaRhonda M. Cockrell

Wilma Jean Cortner

Edna Mason Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Claudia Harris and Wilma Jean Cortner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of November, 2022.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony L. Cortner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of November, 2022.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angelica Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Witness my hand and seal this 16th day of November, 2022.

Notary Public

My Commission Expires: 3·3·25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named, LaRhonda M. Cockrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Witness my hand and seal this 16th day of November, 2022.

Notary Public

My Commission Expires: 3·3·25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named, Edna Mason Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of November, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

## Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 30, 2022 (date of document).

Affiant Signature

November 30, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023