Karen Johnson Davidson County
Batch# 1030429 DEEDWARR
07/25/2023 03:08:30 PM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20230725-0057447

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Westcor Land Title Insurance Company
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: ATW-TN-PL-1458430

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Paul Harrington and Vashon Laster	Paul Harrington and Vashon Laster	053-6B-147.00
2047 Waterford Dr	2047 Waterford Dr	
Old Hickory, TN 37138	Old Hickory, TN 37138	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, WOODBRIDGE OPPORTUNITY FUND, INC., hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto PAUL HARRINGTON and VASHON LASTER, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is 2047 Waterford Dr, Old Hickory, TN 37138, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Phase 4B, Waterford Subdivision, of record in Plat Book 7900, Page 770, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Tax ID No.: 053-6B-147.00

BEING the same which Gregory Dixon, unmarried by Deed dated April 29, 2022 and recorded May 3, 2022 in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee as Instrument No. 20220503-0050988 conveyed unto Woodbridge Opportunity Fund, Inc..

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2047 Waterford Dr, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19 day of July, 20 23.

WOODBRIDGE OPPORTUNITY FUND, INC.

By: _____
Name: William Dickson
Title: President

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF Wayne

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that William Dickson as President for WOODBRIDGE OPPORTUNITY FUND, INC., in his/her full and authorized capacity on behalf of said Company, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 19 day of July, 20 23.

_____
Notary Public
My Commission expires:

Erika Compeau
Notary Public of Michigan
Wayne County
Expires 03/08/2027
Acting in the County of Wayne

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $350,000.00.

PAUL HARRINGTON

VASHON LASTER

Subscribed and sworn to before me this 21 day of JULY, 2023.

Notary Public

My Commission expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, A. Delgado, 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 7/19/23 (date ~~of~~ document).

Affiant Signature

7/25/23
Date

Commonwealth

~~State~~ of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 25th day of July, 2023.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
REBEKAH K SCHUECK - Notary Public
Montgomery County
My Commission Expires October 21, 2026
Commission Number 1420467

MY COMMISSION EXPIRES: October 21, 2026

NOTARY'S SEAL