Send Tax Bills To:
Ladonna Harris
310 Forest Park Road
Madison, TN 37115

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Ladonna Harris
310 Forest Park Road
Madison, TN 37115

Map & Parcel No: 043-13-0-388.00

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1085441 DEEDWARR
12/22/2023 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20231222-0098986

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (374,900.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wildcat Lending Fund Two LP, a Partnership** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ladonna Harris,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Certain real property situated in Davidson County, Tennessee and described as follows, to wit:

Being part of Lots 42 and 43 of Block "I" on the Plan of Forest Park Subdivision of record in Book 843, Page 44, in the Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the West margin of Forest Park Road 151.5 feet South of Elm Street; thence Westerly 215 feet to a point, which is 154 feet South from Elm Street; thence Southerly 76.5 feet to a point; thence Easterly 215 feet, more or less to the West margin of Forest Park Road, thence with the margin of the same, Northerly 74.5 feet to the point of beginning.

Being the same property conveyed to Wildcat Lending Fund Two, LP by Successor Trustee's Deed from Shaun K. Ramey, Substitute Trustee, recorded in Instrument No. 20221129-0125117, Register's Office for Davidson County, Tennessee, dated November 16, 2022 and recorded on November 29, 2022.

This is IMPROVED property known as 310 Forest Park Road, Madison, TN 37115.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of December, 2023 .

Wildcat Lending Fund Two LP, a Partnership

By: _____

Kai Chandler, Member

STATE OF TEXAS

COUNTY OF Collin

On this 20th day of December, 2023, before me personally appeared Kai Chandler, member for Wildcat Lending Fund Two LP, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2023.

_____

Notary Signature

My commission expires: 12-1-2025

Issac De Jesus Huerta Ramirez
My Commission Expires
12/1/2025
Notary ID
133470420

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 374,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

Affiant

STATE OF

COUNTY OF

Sworn to and subscribed before me this 20th day of December, 2023.

_____

Notary Signature

My commission expires:

WESLEY BLOW
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
02-22-26
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Russell T. McCann, 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 December 20, 2023.

Date

Affiant Signature

12-22-2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of December, 2023.

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)