This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $888,000.00.

Affiant

Subscribed and sworn before me this the 8th day of March, 2024.

Notary Public
My commission expires: 6/14/26

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

Karen Johnson Davidson County
Batch# 1109610 DEEDWARR
03/11/2024 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,285.60
20240311-0016756

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mitchell Wong and Stephanie Wong	New American Funding, LLC	146-11-0 071.00
631 Crieve Road	PO Box 650076	
Nashville, TN 37220	Dallas, TX 75265-0076	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WERNER CAPITAL SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MITCHELL DANIEL WONG AND WIFE, STEPHANIE WONG, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 52 on the Plan of Crieve Hall Estates, Section 1, Revised, as of record in Book 1835, pages 122, 123, and 124, Register's Office for said County.

Said Lot No. 52 fronts 100 feet on the southerly side of Crieve Road and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Werner Capital Solutions, LLC, a Tennessee Limited Liability Company, by deed dated 05/18/2023, from Joseph Bennie, Heir, Jeffrey Bennie, Heir, Jonathan Bennie, Heir and Betsy Bennie Edgeworth, Heir of the Estate of Nancy A. Bennie, deceased, of record in Instrument No. 20230526-0039692, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 631 Crieve Road, Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of March, 2024.

Werner Capital Solutions, LLC

BY: Ronald David Werner
Ronald David Werner, Sole Member

Ronald David Werner
Ronald David Werner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronald David Werner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the SOLE MEMBER of the within named bargainor, Werner Capital Solutions, LLC, and that HE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of Werner Capital Solutions, LLC by the said Ronald David Werner as such SOLE MEMBER.

Witness my hand and official seal this 8th day of March, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald David Werner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of March, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certification of Recorded Documents

I, Julia Wyatt, 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 8, 2024.

(AFFIANT) – Julia Wyatt

03/08/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 8th day of March, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY