STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$759,000.00** (Seven Hundred Fifty Nine Thousand)

AFFIANT

Subscribed to and sworn before me this 28th day of March, 2025

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

GREGREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1254031 **DEEDWARR**
03/31/2025 10 19 43 AM 2 pgs
Fees $13 00 Taxes $2,808 30

20250331-0023943

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Cory L. Warfield 1524A Straightway Avenue Nashville, TN 37206	**UNITED WHOLESALE MORTGAGE, LLC** **585 SOUTH BOULEVARD E** **PONTIAC, MI 48341**	072-14-0A-001.01-CO

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, I/WE, **SOUTH HARBOR REALTY GROUP, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CORY L. WARFIELD, A SINGLE MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Unit No. A on the Plan of 1524 Straightway Avenue Homeowners Association, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220418-0044102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to South Harbor Realty Group, LLC by Warranty Deed from Shirley Herrman A/K/A Shirley Ann Herrman, an unmarried woman, Jennifer Gann A/K/A Jennifer Rose Herrman, a married woman, Robert Herrman, A/K/A Robert Brandon Herrman, an unmarried man, and Amanda Smith A/K/A Amanda Beth Herrman, a married woman, of record in Instrument No. 20220510-0053381 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 10, 2022.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is	(**X**) IMPROVED ( ) UNIMPROVED	Property known as **1524A STRAIGHTWAY AVENUE** **NASHVILLE, TN 37206**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Whenever 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, this 28th day of March, 2025

South Harbor Realty Group, LLC

BY: Mitchell J. Pratt, Member
Mitchell J. Pratt, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of March, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mitchell J. Pratt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me that he is one of the members of South Harbor Realty Group, LLC, a member-managed Tennessee limited liability company, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said South Harbor Realty Group, LLC, by signing his name as such member

Witness my hand and official seal on this the 28th day of March, 2025.

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Notary Public

Commission Expires: _____