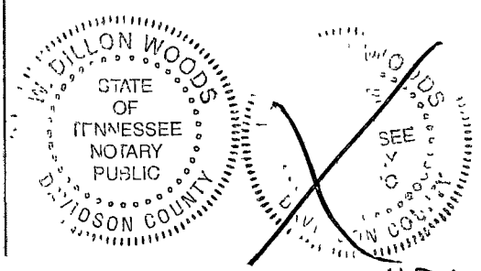
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2025

Notary Public

My commission expires: 7/7/2027

Karen Johnson
Batch # 1353154
12/03/2025 11 16 02 AM
Fees $13 00 Taxes $1,998 00



20251203-0095850

Davidson County
DEEDWARR
2 pgs

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
Daniel P. Wornell and Kristen Wornell	New Owner(s)	181-10-0A-096 00-CO
6829 Scarlet Ridge Drive		
Brentwood, TN 37027		

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, **SUK CHA HAVERTY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL P. WORNELL AND KRISTEN WORNELL, HUSBAND AND WIFE**, 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. 336 on the Plan of Final Plat Phase Three Autumn Oaks Subdivision of record in Plat at Instrument No. 20031029-0159380, 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 John Haverty and Suk Cha Haverty, husband and wife by Special Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory Trust of record in Instrument No. 20211207-0161932 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 07, 2021. John Haverty aka John Raymond Haverty having since died May 25, 2025 leaving Suk Cha Haverty surviving tenant by the entirety.

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

The address of the herein described property is believed to be 6829 Scarlet Ridge Drive, Brentwood, TN 37027, 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 1st day of December, 2025.

Suk Cha Haverty by Kimarie Haverty attorney-in-fact

Suk Cha Haverty by Kimarie Haverty-Bozman, Attorney-In-Fact

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 Kimarie Haverty-Bozman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Suk Cha Haverty, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Suk Cha Haverty

Witness my hand and seal this 1st day of December, 2025.

J. B. Miller

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026