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DESOTO COUNTY, MS  
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This instrument prepared by:  
PREFERRED TITLE & ESCROW LLC  
7894 Winchester Rd, Suite 500  
MEMPHIS, TN 38125  
901-624-6041

Grantor:  
**Premier Real Estate Solutions, LLC**

1299 Peabody Avenue  
Memphis, TN 38104  
Home: (901) 282-7065  
Phone#: N/A

Return to:

**Home Surety Title and Escrow, LLC**  
**5583 Murray Road, Ste 120**  
**Memphis, TN 38119**  
**(901) 737-2100**  
MS Bar# 103481

Grantee:  
Derwin Dickerson  
10927 Wiseman  
Olive Branch, MS 38654  
Home: 901-281-1212  
Phone#: N/A

#### WARRANTY DEED

THIS INDENTURE made and entered into this December 21, 2021 day of December, 2021, by and between Premier Real Estate Solutions, LLC, parties of the first part, and, Derwin Dickerson,\* party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

#### Indexing Instructions/Legal Description:

**Lot 3, Section A, Wisewoods Subdivision, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi as shown on plat of record in Plat Book 100, Page 27 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

\*as tenants by the entirety with full rights of survivorship and not as tenants in common

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except: *2022 Desoto County real property taxes, being liens not yet due and payable, subject to Subdivision Restrictions, Building Lines of record at Plat Book 100, Page 27, and Declaration of Covenants at Book 537 Page 172, Easements Book 180 Page 382, Book 180 Page 383, Book 180 Page 387, Book 190 Page 169, Book 217 Page 112, Book 288 Page 578, Book 421 Page 430, Book 422 Page 484, Book 474 Page 163 and Book 474 Page 167 all being recorded in said Chancery Clerk's Office of Desoto County and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.*

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

**Premier Real Estate Solutions, LLC, a Limited Liability Company**

By: *Kendall Barnes*  
**Kendall Barnes, Member**

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, of the state and county mentioned, personally appeared Kendall Barnes, Member of Premier Real Estate Solutions, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a member of Premier Real Estate Solutions, LLC, the within named bargainer, a Limited Liability Company, and that such he as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand, at office, this 21th day of December, 2021 .

*Natasha Day*  
Notary Signature  
My commission expires: \_\_\_\_\_

Property Address: **10927 Wiseman Drive, Olive Branch, MS 38654**  
Owner and Mail Tax Notice to: **Derwin Dickerson,, 10927 Wiseman Drive, Olive Branch, MS 38654**  
Tax Parcel ID: **1067-35390-00003.00**  
Firm File **2021-9371**

