Karen Johnson Davidson County
Batch# 432254 DEEDWARR
07/08/2020 08:03:27 AM 5 pgs
Fees: $28.00 Taxes: $1,492.95
20200708-0073495

Prepared by: Apperson Crump, PLC 6000 Poplar Avenue - Suite 150 Memphis, TN 38119 File No.: AC20030229KW After Recording Return to: Apperson Crump, PLC 6000 Poplar Avenue - Suite 150 Memphis, TN 38119	STATE OF TENNESSEE COUNTY OF SHELBY I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $ 403,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. Cleveland B. Johnson Affiant SUBSCRIBED AND SWORN TO before me this 18 day of June, 2020. Notary Public My Commission Expires: Nov. 8, 2021

LILLIAN CURVEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Property Owner & Address:	Mail Tax Bills To:	Tax Parcel No:
WO SFR, LLC 5400 Poplar Avenue – Ste. 210 Memphis, TN 38119	WO SFR, LLC 5400 Poplar Avenue – Ste. 210 Memphis, TN 38119	105-05-0-070

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WARRANTY DEED

THIS INDENTURE made and entered into this 17 day of June, 2020, by and between **Cleveland B. Johnson, Executor of Estate of Mozenia J. Stinson, deceased, Cleveland B. Johnson** and **Shirley Ann Lee**, parties of the first part, hereinafter called Grantor(s), and **WO SFR, LLC** , party of the second part, hereinafter called Grantee.

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 Davidson, State of Tennessee, to wit:

Lot No. 7, Block 52 of the Subdivision of Lots Nos. 37 and 52, O. B. Hayes Rokey Plan, 15th Avenue, South, as of record in Book 547, Page 2, in the Register's Office of Davidson County, to which reference is hereby made for a more particular description of said property.

Said Lot No. 7 fronts 55 feet on the westerly side of 15th Avenue, South, and runs back

between lines, 155.8 feet on the southerly line and 155.6 feet on the northerly line, to a line in the rear which measures 55 feet thereon.

Property Address: 1605 15th Avenue South
Nashville, TN 37212

Being the same property conveyed to Mozenia J. Stinson, individually, by that Quit Claim Deed dated July 16, 1985 from Mozenia J. Stinson, Executrix, Estate of William David Stinson, recorded July 16, 1985, in Book 6607, Page 6, in the Official Records of Davidson County, Tennessee.

Said Mozenia J. Stinson a/k/a Madelyn Mozenia Stinson, died testate in Davidson County, Tennessee on July 6, 2019, having devised all her interest in subject property to the undersigned individuals, Shirley Ann Lee and Cleveland B. Johnson. Her will is being probated in the Probate Court for Davidson County, Tennessee at Docket No. 19P01796. Said will authorized the appointed Executor(rix) to sell her property also. Pursuant to that Order Granting Motion for Approval of Sale of Real Property entered in same Docket No. on May 11, 2020, the duly appointed Executor, Cleveland B. Johnson, was granted permission to sell subject property and to sign all such documents necessary to convey title to subject property.

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, hereinafter called Grantee, his/her/its/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, hereinafter called Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except for:

- The lien of the following general and special taxes for the year or years specified and subsequent years: 2020 City of Nashville taxes and 2020 Davidson County taxes, being liens not yet due and payable.
- Subdivision Restrictions, Building Lines and Easements of record in Book 547, Page 2, in the Register's Office of Davidson County, Tennessee; and
- Restrictions of record in Book 1512, Page 564 and Book 2498, Page 277, in the said Register's Office.

The party of the first part further warrants 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.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGES TO FOLLOW:

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

Estate of Mozenia J. Stinson

By: Cleveland B. Johnson Ex
Cleveland B. Johnson, Executor

STATE OF TN
COUNTY OF Davidson

On this 18 day of June, **2020** before me the undersigned Notary Public of the State and County aforesaid, personally appeared **Cleveland B. Johnson**, as Executor of the Estate of Mozenia J. Stinson, deceased, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be said Executor and that he as such Executor executed the foregoing instrument as his free act and deed.

WITNESS my hand and official seal at office this 18 day of June, **2020**.

Lillian
Notary Public

My Commission Expires: Nov. 8, 2021

LILLIAN CURVEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGES TO FOLLOW:

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

Cleveland B. Johnson

Cleveland B. Johnson

STATE OF TN
COUNTY OF Davidson

LILLIAN CURVEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Cleveland B. Johnson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of June, **2020.**

Lillian Curvey
Notary Public

My Commission Expires: Nov. 8, 2021

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; LAST SIGNATURE PAGE TO FOLLOW:

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

Shirley Ann Lee
Shirley Ann Lee

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shirley Ann Lee**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of JUNE. **2020.**

Jeffrey A Cramer
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA

JEFFREY A. CRAMER
Commission # GG 947281
Expires March 12, 2024
Bonded Thru Budget Notary Services