Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC20030162KW

After Recording Return To:
Apperson Crump, PLC
6000 Poplar Avenue
Suite 150
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 432273 DEEDWARR
07/08/2020 08:11:51 AM 3 pgs
Fees: $18.00 Taxes: $521.70

20200708-0073518

Warranty Deed

THIS INDENTURE made and entered into as of this 26th day of May, 2020, by and between Norris Spagner, a widow, (henceforth referred to as "Grantor"), and WO SFR, LLC, a Tennessee Limited Liability Company, (henceforth referred to as "Grantee"),

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and grant all of its interest in the following described real estate situated and being in Davidson County, Tennessee

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 108 of the Sequoia Valley Subdivision, Section 3 as shown by a map of record in Plat Book 4460 at page 83 in the Davidson County, Tennessee Register of Deeds Office.

Being the same property conveyed to Norris E. Spagner by Deed dated February 2, 2004 from Les Lazarus, Bill Lazarus and Dan Hecilebech, recorded March 25, 2004, in Instrument Number 200403250033841 RE-RECORDED 200403160029690, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the said Grantee, his, her, its, successors and assigns in fee simple forever.

And the Grantor does hereby covenant with the said Grantee that he, she, they, it is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for the following:2020 City of Nashville, County of Davidson Metropolitan taxes, being liens not yet due and payable.

Subdivision Restrictions, Building Lines and Easements of record in Book 4460, Page 83, in the Register's Office of Davidson County, Tennessee.

And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

In Witness Whereof, the said, Grantor(s), has executed this instrument this 26 day of May, 2020.

Norris Spagner

STATE OF Tennessee
COUNTY OF Davidson

On this 26th day of May, 2020, before me personally appeared Norris Spagner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of May, 2020.

Notary Signature
My commission expires: October 2, 2023

LOLA A. BROWN-NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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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 or value of the property transferred, whichever is greater is $141,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 day of May, 2020.

Notary Public

My Commission Expires: _____

LINDA KAY WHEELER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/28/2024
SHELBY COUNTY

New Owner's Name & Address:

WO SFR, LLC
5400 Poplar, Suite 210
Memphis, Tn. 38119

Mail Tax Bills to:
WO SFR LLC
5400 Poplar, Suite 210
Memphis, Tn. 38119

Property Address(es):
1229 Cheyenne Court, Madison, TN 37115

Tax Parcel ID #(s):
053-09-0-038