Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC20090055KW

After Recording Return To:
Signature Title
636 Grassmere Park
#130B
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 483954 DEEDWARR
09/28/2020 09:26:30 AM 4 pgs
Fees: $23.00 Taxes: $695.60
20200928-0110940

Warranty Deed

THIS INDENTURE made and entered into as of this 16th day of September, 2020, by and between WO SFR LLC, a Tennessee Limited Liability Company, (henceforth referred to as "Grantor"), and Max Enterprise LLC, (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 WO SFR, LLC, A Tennessee Limited Liability Company, by Instrument recorded in 20200708-0073518, filed on 7/8/2020 in the Registers Office 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.

In Witness Whereof, the said, Grantor(s), has executed this instrument this 16th day of September, 2020.

WO SFR LLC, a Tennessee Limited Liability Company

By: _____
Kay Wheeler, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Michael A. Fearnley of the state and county mentioned, personally appeared Kay Wheeler, 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 Authorized Signatory of WO SFR LLC, the within named bargainor, a Limited Liability Company, and that such Kay Wheeler as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in TN, this 16th day of September, 2020.

_____
Notary Signature

Printed Name: _____

My commission expires:

MICHAEL A. FEARNLEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 11-21-2021

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State of Tennessee
County of ~~Shelby~~ Sumner

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 $188,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

D A Paulson
Affiant

Subscribed and sworn to before me this 18th day of September, 2020.

Notary Public

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020

New Owner's Name & Address:

Max Enterprise LLC
2604B Nolensville Pk.
Nashville, TN 37211

Mail Tax Bills to:
New Owner

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

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

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

