Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC20080154KW

After Recording Return To:
Perrone & Young
109 Westpark Drive
Brentwood, TN 37027-5062

Karen Johnson Davidson County
Batch# 486992 DEEDWARR
10/01/2020 08:51:33 AM 3 pgs
Fees: $18.00 Taxes: $684.50



20201001-0113133

Warranty Deed

THIS INDENTURE made and entered into as of this 28th day of September, 2020, by and between WO SFR LLC, a Tennessee Limited Liability Company, (henceforth referred to as "Grantor"), and Mariam Ayad, a married woman, (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 :

Land in the fifth Civil District of Davidson County, Tennessee~ described as follows:

Beginning on the easterly margin of Taylor Road at the northwest comer of the property conveyed to Robert Taylor, as of record in Book 2279, Page 454, said Register's Office; thence with Taylor's northern boundary line easterly 150 feet; thence northerly 108 feet to the southerly margin of the 20-foot road; thence along said road westerly 150 feet to the easterly margin of Taylor Road; thence with the same southerly 100 feet to the beginning.

TOGETHER with an easement for ingress and egress over a tract of land lying north and east of and adjacent to the above described tract, said tract being the remainder of the property conveyed to Henry Chester Maxwell and wife, Flora Maxwell by deed from William O. Lee, Trustee, of record in Book 2748, Page 11, said Register's Office.

Being the same property conveyed to WO SFR LLC, a Tennessee Limited Liability Company by Warranty Deed dated May 8, 2020 from Herschel Bruce Maxwell and Evon Maxwell, recorded May 29, 2020, in Instrument Number 20200529-0055407, 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 Davidson Metropolitan taxes, being liens not yet due and payable.

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 28th 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 28th 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

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 $185,000.00 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 28 day of September, 2020.

Notary Public

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

My Commission Expires: _____

New Owner's Name & Address:

Mariam Ayad
4406 Taylor Road
Nashville, TN 37211

Mail Tax Bills to:
New Owner

Property Address(es):
4406 Taylor Road, Nashville, TN 37211

Tax Parcel ID #(s):
147-08-0-169