Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC20090130KW

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

Karen Johnson Davidson County
Batch# 551368 DEEDWARR
01/11/2021 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50

20210111-0004520

Warranty Deed

THIS INDENTURE made and entered into as of this 2nd day of November, 2020, by and between George D. Merkel, a single man, (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 :

Being Lot No. 191 on the Plan of The Country, Section 5, of record in Book 5200, Page 271 and 272, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George D. Merkel by Quitclaim Deed dated April 29, 2004 from Lori M. Merkel, recorded May 3, 2004, in Instrument Number 200405030049970, 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: 2021 Davidson County taxes, being a lien not yet due and payable. Subdivision Restrictions, Building Lines and Easements of record in Book 5200, Page 271 & 272, 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 30th day of November, 2020.

George D. Merkel

STATE OF TENNESSEE
COUNTY OF Sumner

On this 30th day of November, 2020, before me personally appeared George D. Merkel, 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 30th day of November, 2020.

Notary Signature
My commission expires: 10/18/22

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

****

State of Tennessee
County of 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 $175,000.00 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 20th day of November, 2020.

Notary Public

My Commission Expires: 10/18/22

BRENDA HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

New Owner's Name & Address:

WO SFR, LLC

5400 Poplar Ave, Suite 210

Memphis, TN 38119

Mail Tax Bills to:

WO SFR, LLC

5400 Poplar Ave, Suite 210

Memphis, TN 38119

Property Address(es):
705 Country Lawn Court, Antioch, TN 37013

Tax Parcel ID #(s):
150-07-0-214