Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC21010183KW

After Recording Return To:
BirthrightTitle, LLC
405 2 Mile Pike
B
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 583801 DEEDWARR
03/04/2021 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20210304-0027996

Warranty Deed

THIS INDENTURE made and entered into as of this 24th day of February, 2021, by and between WO SFR, LLC, a Tennessee Limited Liability Company, (henceforth referred to as "Grantor"), and Marleny Quintanilla Pineda, (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 Davidson County, Tennessee, being Lot No. 316, on the Resubdivision of Lot 316, Edge-O-Lake Estates, Section 7, as shown on plat of record in Book 4060, Page 5, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to WO SFR, LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 8, 2020 from Ronald Martin, a single person, recorded January 5, 2021, in Instrument Number 20210105-0001694, 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 of record in Book 4060, Page 5 and Book 3700, Page 79, 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 24th day of February, 2021.

WO SFR, LLC, a Tennessee Limited Liability Company

By: _____
Kay Wheeler, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, _____ 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 _____, this 24th day of February, 2021.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

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

****

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 $235,000.00 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 February, 2021.

Notary Public

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 4-13-22

New Owner's Name & Address:

Marleny Quintanilla Pineda
268 Sailboat Dr.
Nashville, TN 37217

Mail Tax Bills to:
Paramount Residential Mtg
1265 Corona Pointe Ct. #301
Corona, CA 92879

Property Address(es):
268 Sailboat Drive, Nashville, TN 37217

Tax Parcel ID #(s):
149-04-0-126

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY