Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC21090143KW

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

Karen Johnson Davidson County
Batch# 734790 DEEDWARR
10/12/2021 02:03:44 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20211012-0137158

Warranty Deed

THIS INDENTURE made and entered into as of this 1st day of October, 2021, by and between Nancy L. Taylor, 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 :

Being Lot No. 107 on the Plan of HICKORY BEND, Section I, of record in Book 3300, Page 38, Register's Office for said County. Said Lot No. 107 fronts 75 feet on the south side of Lakeland Drive and extends back 162 feet, more or less, on the west line and 130 feet, more or less, on the east line, to the approximate center line of McCrory Creek, on which it measures 75 feet, more or less.

Being the same property conveyed to Ross Taylor and wife, Nancy L. Taylor by Warranty Deed dated June 1, 1970 from Dennis N. Osborne and wife, Paulette Smith Osborne, recorded June 2, 1970, in Book 4421, Page 372, in the Official Records of Davidson County, Tennessee.

The said Ross Taylor died on or about August 29, 2011 leaving Nancy L. Taylor the surviving tenant of the entirety,

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 liens not yet due and payable.

Subdivision Restrictions, Building Lines and Easements of record in Book 3300, Page 38, 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 1st day of October, 2021.

Nancy L. Taylor by Frank Taylor

Nancy L. Taylor by Frank Taylor, Attorney-In-Fact

Attorney - In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of October, 2021, before me personally appeared Frank Taylor, 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 1st day of October, 2021.

Notary Signature

My commission expires:
3-6-2024

GINA E. MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

****

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 $250,000.00 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 1 day of October, 2021.

Notary Public

My Commission Expires: 01-28-2024

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

New Owner's Name & Address and Mail tax bills to:

WO SFR, LLC
5400 Poplar Ave #210
Memphis TN 38119

Property Address(es):
3227 Lakeland Drive, Nashville, TN 37214

Tax Parcel ID #(s):
096 11 0 183.00