Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC21100360KW

After Recording Return To:
McCann and Hubbard
1804 Williamson Court
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 754148 DEEDWARR
11/12/2021 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $943.13
20211112-0151161

Warranty Deed

THIS INDENTURE made and entered into as of this 5th day of November, 2021, by and between WO SFR LLC, a Tennessee Limited Liability Company, (henceforth referred to as "Grantor"), and Michael Francisco Jimenez Cordero, a Single MAN (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

Lying and being land in Davidson County, Tennessee and being part of Lot No. 16 on Block "H" on the Map of Country Club Estates, as of record in Book 843, Page 95, in the Register's Office of Davidson County, Tennessee and described according to a copy of a survey made by T. R. Sanford, dated April 15, 1947, and being more particularly described as: Beginning at a point in the Westerly margin of Williams Ferry Road, at the corner of Lot No.'s 15 and 16; thence with the line between said Lots, Westerly 95 feet to the corner of said lots and of Lots No.'s 2 and 3; thence with the line between Lots No. 2 and 16; Northerly 100 feet to an iron pin being the Southeast corner of Lot No. 17; thence Easterly 44.8 feet to the Westerly margin of Williams Ferry Road, said point being 70.85 feet Southeasterly from the Northerly corner of Lot No. 16 as measured along the margin of Williams Ferry Road; thence with the margin of said Road, Southeasterly 64.15 feet to an iron pin at a turn in said road, and continuing with said road, Southerly 49.3 feet to the point of beginning.

Being the same property conveyed to WO SFR LLC, a Tennessee Limited Liability Company by Warranty Deed dated October 6, 2021 from Charles G. Petty and Janie Lee Petty, husband and wife, in Instrument Number 21201018-0139772, in the Register's 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: 2022 Davidson County taxes, being liens not yet due and payable.

This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of
record in Book 843, Page 95, Register's Office for Davidson, 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 5th day of November, 2021.

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 5th day of November, 2021.

_____
Notary Signature

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

Printed Name:_____

My commission expires:_____

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State of Tennessee
County of ~~Shelby~~ Williamson

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 $254,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Hubbard
Affiant

Subscribed and sworn to before me this 12 day of November, 2021.

Notary Public

My Commission Expires: _____

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

New Owner's Name & Address:

Michael Francisco Jimenez Cordero
1436 Rockglade Run
Antioch, TN 37013

Mail Tax Bills to:
New Owner

Property Address(es):
1706 Riverwood Drive, Nashville, TN 37216

Tax Parcel ID #(s):
07301 0-054

Certificate of Authenticity

I, A Scott Hubbard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/5/21.

Date

A. Scott Hubbard

Affiant Signature

11/8/21

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 8th day of NOV, 20 21.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON