WARRANTY DEED

Property address:
1605 15th Avenue South
Nashville, TN37212

Owner's name:
Connor Hart
1605 15th Ave. S
Nashville, TN 37212
Mail tax bills to:
Connor Hart
"New Address"

Return To:
Pillar Title & Escrow LLC

Karen Johnson Davidson County
Batch# 817238 DEEDWARR
03/08/2022 11:11:41 AM 2 pgs
Fees: $13.00 Taxes: $2,549.30

20220308-0026320

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is or value of the property transferred, whichever is greater, is $689,000.00, which amount is equal to or greater than the amount which the property would command at ~~fair and~~ voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of March, 2022

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by:
LOCAL TITLE LLC
2657 APPLING RD #103
MEMPHIS, TN 38133

THIS INDENTURE, made and entered into this 7th day of March, 2022 by and between

WO SFR, LLC, a Tennessee Limited Liability Company, hereinafter called Grantor, and

Connor Hart, an Unmarried man, hereinafter called Grantee.

WITNESSETH: That for and in consideration of ten dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson of Tennessee, to wit:

Lot No. 7, Block 52 of the Subdivision of Lots Nos. 37 and 52, O, B, Hayes Rokey Plan, 15th Avenue, South, as of record in Book 547, Page 2, in the Register's Office of Davidson County, to which reference is hereby made for a more particular description of said property.

Said Lot No. 7 fronts 55 feet on the westerly side of 15th Avenue, South, and runs back between lines, 155.8 feet on the southerly line and 155.6 feet on the northerly line, to & line in the rear which measures 55 feet thereon.

Being the same property conveyed to Grantor(s) herein by Warranty Deed of record in Instrument No. 20200708-0073495, in the Register's Office of Davidson County, Tennessee.

Tax Parcel Number: 105-05-0-070

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part Grantee of the second part, Grantee's heirs, successors and assigns in fee simple forever.

The said Grantor of the first part does hereby covenant with the said part Grantee of the second part that Grantor lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record in Plat Book 547, Page 2; 2022 City and 2022 County taxes, are not yet due and payable; all in said Register's Office.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

WO SFR LLC, a Tennessee Limited Liability Company

By: _____

April McDowell, Authorized Signer

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned notary public of the State and County mentioned, personally appeared April McDowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Signor of WO SFR LLC., the within named bargainor, an Authorized Signor, and that as such Authorized Signor executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability as Authorized Signor.

WITNESS my hand and notarial seal at office this the 7th day of March, 2022.

CAYLYN PITT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 8-3-

_____

Notary Public

My commission expires:

CAYLYN PITT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 8-3-2025