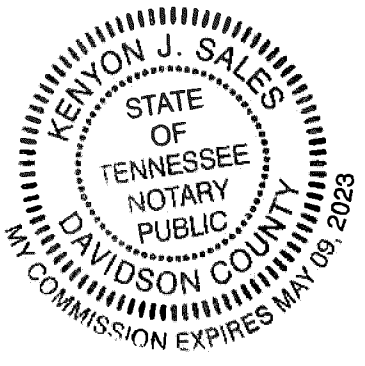
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF APRIL, 2022.

May

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Felicia Wreh	Southwest Funding, LP	Parcel ID: 133 12 0 149.00
(NAME) 256 Elysian Fields Road	(NAME) 13150 Coit Road, Suite 100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dallas, TX 75240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shari L. Smith f/k/a Shari L. Roper, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Felicia Wreh and Tommy Taylor, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Valley View Meadows, Section Three, as of record at Plat Book 3700, Page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Shari L. Roper, a single woman, by Warranty Deed from Darlene Pope, unmarried, of record in Instrument No. 20050121-0007908, in the Register's Office of Davidson County, Tennessee, dated January 17, 2005 and recorded on January 21, 2005.

The above-described property is not and has never been the pricipal residence of the Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 875006 DEEDWARR
06/21/2022 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20220621-0070586

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Th effective date of this transfer shall be ~~April 25~~ MAY 6, 2022.

Witness our hands this 19th day of April, 2022.

Shari L. Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Shari L. Smith, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of April, 2022.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, **Doné Oglesby**, 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 **April 19, 2022**.

Date

Affiant Signature

05/11/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **11th** day of **May**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY