Karen Johnson Davidson County
Batch# 906532 DEEDWARR
08/23/2022 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $804.38
20220823-0094947

WARRANTY DEED

RETURN TO:
LOCAL TITLE & CLOSING SERVICES
2557 Appling Rd #103
Memphis, TN 38133
901.842.1377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED AND 00/100 (217,400.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
WO SFR LLC (NAME)	WO SFR LLC (NAME)	**080 07 0 082.00**
5400 Poplar Avenue Memphis TN 38119 (ADDRESS)	5400 Poplar Avenue Memphis TN 38119 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of August, 2022, the undersigned, **ELIZABETH ANNETTE ESSEN, A MARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **WO SFR LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1466 COUNTY HOSPITAL ROAD, NASHVILLE, TENNESSEE 37218** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 402 on the Plan of Section Nine, Bordeaux Hills, of record in Plat Book 4175, Page 116, in the Register's Office for said County. Said Lot No. 402 fronts 58.0 feet on the Southeasterly margin of County Hospital Road and extends back 106.2 feet on the Northeasterly line and 108.3 feet on the Southwesterly line to a dead line in the rear, measuring 64.39 feet thereon, description of which is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George H. Thompson, III, Trustee, and further conveyed to Elizabeth Annette Essen (while maintaining a life estate by Lillian Trimble), by Quit Claim Deed from Lillian Trimble, a widow, of record in Book 9232, Page 260, in the Register's Office of Davidson County, Tennessee, dated January 26, 1994 and recorded on January 28, 1994. The said Lillian Trimble being deceased as of May 20, 2015.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of August, 2022.

GRANTOR: Elizabeth Annette Essen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ELIZABETH ANNETTE ESSEN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of August, 2022.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, April Meadwell, 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 8-19-22 (date of document).

Affiant Signature

8-19-22
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 19th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8-3-2025

NOTARY'S SEAL

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