1021

Karen Johnson Davidson County
Batch# 1069854 DEEDWARR
11/08/2023 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20231108-0087493

CORPORATE FORM WARRANTY DEED

Property address: 3227 Lakeland Drive Nashville, TN 37214 Owner's name and address: Mari Maldonado 3227 Lakeland Drive Nashville, TN 37214 Mail tax bills to: Mari Maldonado 3227 Lakeland Drive Nashville, TN 37214	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 or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal 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 27th day of October, 2023. Notary Public My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument prepared by:
Titan Title Company, LLC
7500 Capital Drive
Germantown, TN 38138
File No.: 23092602

THIS INDENTURE, made and entered into this **27th** day of **October, 2023**, by and between

Wo Sfr LLC,A Tennessee Limited Liability Company, party of the first part and

Mari I. Maldonado Ventura and Efrain Membreno Leiva, Wife and husband, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of 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.

This property being the same property conveyed to the WO SFR, LLC by Warranty Deed recorded in Instrument Number 20211012-0137158 in said Register's Office.

Parcel Number: 096110183.00

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 party of the second part, his/her heirs, successors and assigns in fee simple forever.

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

Subdivision and/or Condominium restrictions including but not limited to any declaration covenants conditions restrictions, master deed or recorded plat, building lines and easements of record as of the date of the purchase and sale agreement, zoning, and any subsequent years' taxes not yet due and payable,

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

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

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written.

Wo Sfr LLC

By: Kay Wheeler, Authorized Signatory

STATE OFTENNESSEE,
COUNTY OFSHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kay Wheeler** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the**Authorized Signatory** (or other officer authorized to execute the instrument) of **Wo Sfr LLC**, the within named bargainor, and that he/she as such **Authorized Signatory**, executed the foregoing instrument for the purposes therein contained by signing the name of **Wo Sfr LLC** by himself/herself as **Authorized Signatory**.

WITNESS my hand and Notarial Seal this 27th day of October, 2023.

Notary Public

My commission expires: _____

BOBBIE G. FULGHUM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 03-03-2026

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Tennessee Certification of Electronic Document

I, Britney Garner 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 10/27/23 (date of document).

Affiant Signature

11/6/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th of November, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

