



Shelby County Tennessee
Willie F. Brooks, Jr.
Shelby County Register

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Office of the Shelby County Register.


23008713
02/03/2023 - 09:08:30 AM

3 PGS

ALONZO 2538699-23008713

VALUE	52000.00
MORTGAGE TAX	0.00
TRANSFER TAX	192.40
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
EFILE FEE	2.00
TOTAL AMOUNT	212.40

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

<p>WARRANTY DEED</p> 	<p style="text-align: center;">STATE OF TENNESSEE COUNTY OF SHELBY</p> <p>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$52,000.00</p> <p style="text-align: right;"><i>[Signature]</i> _____ Affiant</p> <p>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE <u>31ST</u> DAY OF <u>JANUARY</u>, 2023.</p> <p style="text-align: right;"><i>[Signature]</i> _____ Notary Public</p> <p>MY COMMISSION EXPIRES: (AFFIX SEAL)</p>
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THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
 Mid South Title Services, LLC
 Michael E. Hewgley, Attorney
 1715 Aaron Brenner Drive, Suite 401
 Memphis, Tennessee 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SLMH LLC <small>(NAME)</small>	SLMH LLC <small>(NAME)</small>	021051 00047
377 Rector Place #10C <small>(ADDRESS)</small>	377 Rector Place #10C <small>(ADDRESS)</small>	
New York, NY 10280 <small>(CITY) (STATE) (ZIP)</small>	New York, NY 10280 <small>(CITY) (STATE) (ZIP)</small>	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LEON SIMS AND ASSIE SIMS, HUSBAND AND WIFE, HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SLMH LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HERINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 10, Georgia P. Colby Subdivision, as shown on plat of record in Plat Book 5, Page 51, in the Register's Office of Shelby County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

BEING part of the same property conveyed to Grantors herein by Warranty Deed filed for record at Instrument No. FV 8434, in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 5, Page 72, in the Register's Office of Shelby County, Tennessee, and except for 2023 City of Memphis and 2023 Shelby County taxes, not yet due and payable, which Grantees assumes and agree to pay.

unimproved
 This is improved property, known as

1133 Gerard Street, Memphis, Tennessee 38107
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 31st day of January, 2023.

[Signature]
LEON SIMS

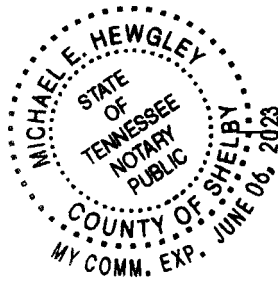
[Signature]
ASSIE SIMS

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 31st day of January, 2023 before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Leon Sims and Assie Sims**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and they executed the foregoing instrument for the purposes therein contained, by signing their names of their own free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

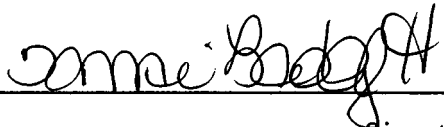
Commission expires: 6-6-23



[Signature]
Notary Public

True Copy Certification

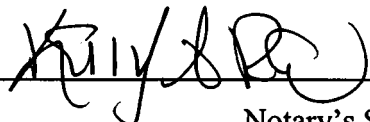
I, **Tami Badgett**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **January 31, 2023**.



Signature

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 31st day of **January, 2023**.



Notary's Signature

My Commission Expires:

Notary Seal:

