WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-17-2021

J-SB-21-1723

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
W & C Investment Partners, GP	**New Owner**	
(NAME)	Karen Johnson Davidson County Batch# 630880 **DEEDWARR** 05/06/2021 04:09:03 PM 2 pgs Fees: $13.00 Taxes: $647.50	**81-15-308.00**
4501 Charlotte Ave Unit 91026		
(ADDRESS)	20210506-0061357	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALVIN L. HUMPHREY, JR. AND SHARONDA F. HUMPHREY AND KEVIN D. HUMPHREY AND ROSALIND PINCHON**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **W & C INVESTMENT PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35 on the Plan of Manlove Heirs' Addition to Nashville, as of record in Book 21, Page 129, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the south side of Underwood Street and runs back between lines, 177.6 feet on the westerly line and 176.6 feet on the easterly line, to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Jacqulyn Humphrey and Jake W. Williams, both unmarried, by Warranty Deed from Mary Crosby Curry recorded September 10, 1991 in Book 8439, Page 647, Register's Office for Davidson County, Tennessee.

The said Jake W. Williams having since died intestate on September 15, 1993, leaving Jacqulyn Humphrey and Rosalind Pinchon as his Heirs at Law as noted in Affidavits of Heirship of record in Instrument No. 20210506-0061350 & 20210506-0061351, Register's Office for Davidson County, Tennessee.

The said Jacqulyn Humphrey having since died intestate on June 25, 2020, leaving Alvin Humphrey, Jr., Sharonda Humphrey and Kevin Humphrey as her Heirs at Law as noted in Affidavits of Heirship of record in Instrument No. 20210506-0061353 & 20210506-0061352, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of any of the Grantors.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 129, Register's Office for Davidson County, Tennessee.
- Codes Letter of record in Instrument No. 20210203-0015930, Register's Office for Davidson County, Tennessee.
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1723 Underwood Street, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF APRIL, 2021.

Alvin L. Humphrey, Jr. by John Gleaves, Attorney-In-Fact

Sharonda F. Humphrey by John Gleaves, Attorney-In-Fact

Kevin D. Humphrey by John Gleaves, Attorney-In-Fact

Rosalind Pinchon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALVIN L. HUMPHREY, JR., SHARONDA F. HUMPHREY, AND KEVIN D. HUMPHREY, and who acknowledged he/she/they executed the same as the free act and deed of the said ALVIN L. HUMPHREY, JR., SHARONDA F. HUMPHREY, AND KEVIN D. HUMPHREY.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: 10.17.21
(SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSALIND PINCHON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212