Name and Address of New Owner:
WCP SFR **Properties** , LLC
1903 Ashton Avenue
Nashville, TN 37218

Send Tax Bills To:
WCP SFR **Properties** , LLC

Karen Johnson Davidson County
Batch# 791598 DEEDWARR
01/18/2022 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220118-0006635

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 069 16 122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Byron McEwen, III, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **WCP SFR Properties, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

SAID BEING LOT NO. 30 ON THE PLAN OF ASHTON'S SUBDIVISION OF THE L.M. LEWIS FARMIN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 421, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 30 FRONTS 100 FEET ON THE WESTERLY SIDE OF ASHTON AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT BYRON MCEWEN III, MARRIED, BY QUITCLAIM DEED FROM RUBY J. BROWN-BATTLE, NOT MARRIED, RECORDED ON SEPTEMBER 5, 2017, OF RECORD IN INSTRUMENT NO. 20170905-0091199, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

*This is not marital property

THIS IS IMPROVED PROPERTY KNOWN AS 1903 ASHTON AVE., NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of January, 2022.

_____(SEAL)
Robert Byron McEwen, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of January, 2022, before me personally appeared Robert Byron McEwen, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of January, 2022.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for **recording within the meaning of the** statutes of the State of Tennessee under Tenn. Code Ann. **Section 67-4-409, and hereby swears** and affirms that the actual consideration for this transfer or **value of the property transferred,** whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
7th day of January, 2022.

_____
Notary Public
My commission expires:_____
File No. 2021-4028-AN

Attachment

True Copy Certification

I, Alina Draghici, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Document date: 01/06/22

Alina Draghici

Signature date: 01/11/22

State of North Carolina

County of Mecklenburg

Personally appeared before me, Bailey Lindsey Kirby (name of notary), a notary public for this county and state, Alina Draghici (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Bailey Lindsey Kirby

Notary Signature

Signature date: 1-11-2022

My commission Expires: 10-19-2025

Notary Seal (if on paper)

BAILEY LINDSEY KIRBY
Notary Public
Cabarrus
County
My Comm. Exp.
10-19-2025
NORTH CAROLINA