Karen Johnson Davidson County
Batch# 801758 DEEDTRSMD
02/08/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220208-0014442

Warranty Deed

NIKKI L. KIMBALL Notary Public Mecklenburg County My Comm. Exp. 09-08-2026 NORTH CAROLINA	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $535,000.00. Alina Draghici Affiant Subscribed and sworn to before me, this the 28th day of January, 2022. Nikki L Kimball Notary Public My commission expires: 9-8-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
WCP SFR Properties, LLC	New Owner	106-13-4B-002.00-CO
318 1st Avenue South, Suite 310		
Seattle, WA 98104		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LS-TG HOME FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WCP SFR PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes At 320 Leafland Avenue, a Horizontal Property Regime With Private Elements, as shown on Exhibit "B" of Homes At 320 Leafland Avenue, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20210315-0033766, and First Amendment record in Instrument 20210429-0057675,in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary Pewitt and Kevin Pewitt by Warranty deed from Gerald R. Tidwell of record in Book 10422, page 173, Register's Office for Davidson County, Tennessee, dated April 18, 1997 and recorded on April 18, 1997.

Being a portion of the same property conveyed to LS-TG Home Fund, LLC, a Delaware Limited Liability Company by Warranty deed from Gary Pewitt and Kevin Pewitt of record in Instrument No. 20200803-0085405 Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 03, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 320 B Leafland Avenue, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of January, 2022.

LS-TG Home Fund, LLC, a Delaware Limited Liability Company

By: _____
Frank E. Neal, IV, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of LS-TG Home Fund, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of January, 2022.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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: January 28th, 2022

Alina Draghici

Signature date: 1/28/2022

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.

Document date: January 28th, 2022

Bailey Lindsey Kirby

Notary Signature

Signature date: 1/28/2022

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