Karen Johnson Davidson County
Batch# 808047 DEEDWARR
02/18/2022 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220218-0018889

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Alina Draghici
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/19/2026
(AFFIX SEAL)

PEYTON N HEDRICK Notary Public Catawba County My Comm. Exp. 10-19-2026 NORTH CAROLINA

LR-P-22-427A

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)
WCP SFR Properties , LLC &/or its assigned affiliate , a Delaware Limited Liability Company	**C/O Picket Realty Services 318 First Ave S, Suite 310 Seattle, WA 98104**	
(NAME)	(NAME)	**071-01-0D-001.00-CO**
(ADDRESS) **427 A Toney Road Nashville, TN 37207**	(ADDRESS)	
(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, **RHD CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WCP SFR PROPERTIES, , LLC &/OR ITS ASSIGNED AFFILIATE,** 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 Unit A on the Plan of Homes at 427 Toney Road, a Horizontal Property Regime with Private Elements as shown on Exhibit "B" of Homes at 427 Toney Road, of record in Instrument No. 20210331-0042324 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 a portion of the same property conveyed to RHD Construction, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210610-0078282 Register's Office for Davidson County, Tennessee, dated June 09, 2021 and recorded on June 10, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210331-0042324, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **427A Toney Road, Nashville, Tennessee 37207**.

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 7 DAY OF FEBRUARY, 2022.

RHD Construction, LLC, A Tennessee Limited Liability Company

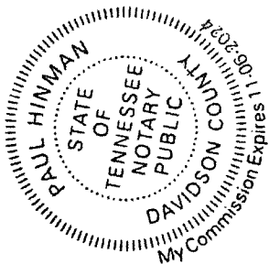
BY: _____
Nathan Agnew
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN AGNEW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of RHD CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of February, 2022.

_____
Notary Public
My Commission Expires: 11-06-2024
(SEAL)



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

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: the 7th of February, 2022

Alina Draghici
Signature date: 02/08/22

State of North Carolina
County of Mecklenburg

Personally appeared before me Peyton N. Hedrick (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: 2/7/2022

Notary Signature
Signature date: 2/8/2022

My commission Expires: 10/19/2026

Notary Seal (if on paper)

PEYTON N HEDRICK
Notary Public
Catawba
County
My Comm. Exp.
10-19-2026
NORTH CAROLINA