Karen Johnson Davidson County
Batch# 808492 DEEDWARR
02/18/2022 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,068.30
20220218-0019209

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00

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)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WCP SFR Properties, LLC, a Delaware limited liability company	WCP SRF Properties, LLC	106 13 0E 002.00
(NAME)	(NAME)	
311 Leafland Avenue	318 First Ave S., Suite 310	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Seattle, WA 98104	
(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 considerations, the receipt of which is hereby acknowledged, **we Lamar Maurice Morgan and Jazen Morgan, husband and wife,** hereinafter called the GRANTOR(S), has/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 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 "311" of The Cottages at 309 and 311 Leafland Avenue, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at 309 and 311 Leafland Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170530-0053475, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Cottages at 309 and 311 Leafland Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20170530-0053475, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Lamar Maurice Morgan and Jazen Morgan, husband and wife by Warranty Deed from Parker Cason and Chelsey Cason, husband and wife, dated 04/14/2021, and recorded 04/26/2021, of record in Instrument 202104260054952, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 332, Page 31, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Instrument 201705300053475, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 311 Leafland Avenue, Nashville, TN 37210
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 4 day of February 2022.

Lamar Maurice Morgan

Jazen Morgan

State of Louisiana
County of Lafayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lamar Maurice Morgan and Jazen Morgan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of February, 2022.

Lisa A. Gardner
Notary Public:
My Commission Expires: lifetime

LISA A GARDNER
Notary Public
State of Louisiana
St. Landry Parish
Notary ID # 169147
My Commission is for Life

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

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: February 4th, 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 Catawba 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: 2/4/2022

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

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