Karen Johnson Davidson County
Batch# 880663 DEEDWARR
06/29/2022 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20220629-0075267

WARRANTY DEED



STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Mecklenburg
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Alina Braglick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF June, 2022.

Mackenzie B Stroupe
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WCP SFR Properties, LLC c/o Picket Realty Services; Attn: Shaun O'Connor	NEW OWNER	
(NAME) 318 First Avenue South, Suite 310	(NAME)	091 02 0C 002.01
(ADDRESS) Seattle, WA 98104	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROBERT E. POTTER JR., MARRIED**, HEREINAFTER CALLED THE GRANTOR, 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 GRANTEES, 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. 2 Homes at Louisiana and 62nd, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Louisiana and 62nd, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200710-0075476, 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, property, co-owners and tenants of Homes at Louisiana and 62nd, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200710-0075476, and Bylaws 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 part of the same property conveyed to Potter Brothers Construction, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Cannonball White, Married, of record in Instrument No. 20200604-0057468, in the Register's Office of Davidson County, Tennessee, dated May 29, 2020 and recorded on June 04, 2020.

Being the same property conveyed to Robert Earl Potter, Jr., Married, by Quitclaim Deed from Potter Brothers Construction, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20210713-0093832, in the Register's Office of Davidson County, Tennessee, dated July 12, 2021 and recorded on July 13, 2021.

This was not a marital residence of the grantor and as such, is not subject to any dowry or marital interest.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1305 62nd Ave. N., Nashville, TN 37209

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 21 day of June, 2022

ROBERT E. POTTER JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 21 day of June, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

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: 06/22/2022

Alina Draghici

Signature date: 06/28/2022

State of North Carolina

County of Mecklenburg

Personally appeared before me, Mackenzie B. Stroupe (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: 06/22/2022

Mackenzie B. Stroupe

Notary Signature

Signature date: 06/28/2022

My commission Expires: 10-19-2026

Notary Seal (if on paper)

MACKENZIE B STROUPE
Notary Public
Rowan
County
My Comm. Exp.
10-19-2026
NORTH CAROLINA