Karen Johnson Davidson County
Batch# 892586 DEEDWARR
07/22/2022 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20220722-0084258

Name and Address of New Owner:
WCP SFR Properties, LLC, a Delaware limited liability company
c/o Picket Realty Services; Attn: Shaun O'Connor, 318 First Ave S, Ste 310
Seattle, WA 98104

Send Tax Statements To:
WCP SFR Properties, LLC, a Delaware limited liability company
c/o Picket Realty Services; Attn: Shaun O'Connor, 318 First Ave S, Ste 310
Seattle, WA 98104

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22061218

Map and Parcel: 119 01 0M 001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hensley Group LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **WCP SFR Properties, LLC, a Delaware limited liability company**, hereinafter called the GRANTEE, its successors 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, and being all of Unit A, ThreeFiftySeven Hester Avenue, a Horizontal Property Regime With Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-101, et seq., under Declaration of Covenants, Conditions and Restrictions for ThreeFiftySeven Hester Avenue of record in Instrument No. 20210518-0067437, in the Register's Office of Davidson County,Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Declaration.

Being a portion of the same property conveyed to Hensley Group, LLC, a Tennessee Limited Liability Company by Warranty Deed filed for record on January 14, 2021 in Instrument Number 20210114-0006634, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Threefiftyseven Hester Avenue of record in Instrument Number 20210518-0067437; All matters as set forth per Plat in Book 547, page 74; all of said Register's Office.

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.

This is improved property known as: 355 Hester Ave, Nashville, TN 37210

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hand this 18 day of July, 2022.

Hensley Group LLC

BY: _____
Michael Eric Hensley, Managing Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Eric Hensley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Hensley Group, LLC and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

Witness my hand and seal this 18 of July, 2022.

_____
Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $615,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 18th day of July, 2022.

_____
Notary Public
My Commission Expires: My Commission Expires September 2, 2024

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Attachment

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, PENNY Y. RAY, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 18th day of July, 2022.

Penny Y. Ray

Penny Y. Ray – Escrow Assistant

July 18, 2022

Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, DANIELLE CHANDLER, a Notary Public for this county and state, PENNY Y. RAY, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 18th day of July, 2022.

Notary Public

My commission expires on: 3-24-2026

(seal) DANIELLE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
March. 24th 2026