Karen Johnson Davidson County
Batch# 899801 DEEDWARR
08/05/2022 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220805-0089482

WARRANTY DEED

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Alina Draghici
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~5TH~~ 4th DAY OF AUGUST, 2022.

Bailey Lindsey Kirby
Notary Public

MY COMMISSION EXPIRES: 10-19-2025
(AFFIX SEAL)

BAILEY LINDSEY KIRBY
Notary Public
Cabarrus
County
My Comm. Exp.
10-19-2025
NORTH CAROLINA

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4926-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
WCP SFR PROPERTIES, LLC	NEW OWNER	0921000U00100CO
(NAME) C/O Pickett Realty Services: Attn: Shaun O'Connor 318 First Ave S, Suite 310	(NAME)	
(ADDRESS) Seattle, WA 98104	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Thousand And No/100 Dollars ($600,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, C & H PROPERTIES, 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, being Unit 2937, 2937 and 2941 Torbett Street as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for 2937 and 2941 Torbett Street pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq , of record as Instrument No.

20210406-0044906, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being a portion of the same property conveyed to C & H Properties, LLC, a Tennessee limited liability company by Quit Claim deed from Alex Craw of record in Instrument No. 20210406-0044905 Register's Office for Davidson County, Tennessee, dated April 05, 2021 and recorded on April 06, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2937 Torbett Street, Nashville, TN 37209
(House No.) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 Grantor's hand this 3RD day of August, 2022.

C & H Properties, LLC

BY: _____
Alex H. Craw, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Alex H. Craw**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of **C & H Properties, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as its Manager.

Witness my hand and official seal this the 3rd day of August, 2022..

My Commission expires: 1-6-25 _____ Notary Public

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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: 08/03/2022

A Draghici

Signature date: 08/04/2022

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:
8/3/2022

Bailey Lindsey Kirby

Notary Signature

Signature date: 8/4/2022

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