THIS INSTRUMENT PREPARED BY:
Ark Title Group, LLC
1612 Westgate Circle, STE 115
Brentwood, TN 37027
TN-21-18874

Karen Johnson Davidson County
Batch# 903196 DEEDQC
08/15/2022 10:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220815-0092275

STATE OF North Carolina
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS **$0.00.**

Ashley Baker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF March, 2022.

Bailey Lindsey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10.19.2025
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WCP SFR Properties LLC, a Delaware limited liability company	New Owner	163 02 0B 136.00
(NAME)	(NAME)	
640 Pippin Drive	**c/o Pickey Realty Services**	
(STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013	**318 First Ave S**	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP) **Seattle WA 98104**	

QUITCLAIM DEED

For and in consideration of the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Sherman Drive Holdings II, LLC**, by these presents, does hereby quitclaim and convey unto **WCP SFR Properties, LLC**, a Delaware limited liability company, all of its right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 128, Berkeley Hall, Section Two-Townhomes, PUD, (formerly known as Hickory Highlands P.U.D., Phase II), according to Master Deed and Declaration of record in Instrument No. 20061127-0146201, amended by Instrument No. 20070705-0079992, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Sherman Drive Holdings II, LLC, by Warranty Deed from Romina Beemer N/K/A Romina Beemer Bogard, a married woman, dated January 6, 2022, recorded on January 14 2022, of record in Instrument No. 20220114-0005690, Register's Office for Davidson County, Tennessee. ***The said property was incorrectly conveyed to Sherman Drive Holdings II, LLC. This conveyance is being entered into so that Sherman Drive Holdings II, LLC relinquishes any and all right, title, and interest to the property they may have erroneously received. See also Warranty Deed of Correction of record in Instrument No. **20220114-0005690**.

This property is improved property known as: 640 Pippin Drive, Antioch, TN 37013.

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

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

WITNESS MY HAND this 14th day of March, 2022.

Sherman Drive Holdings II, LLC

By: _____ By: _____

Name: Sean Armstrong Jordan Socaransky

Authorized Signatory

STATE OF Connecticut)
COUNTY OF Fairfield)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Sean Armstrong/Jordan Socaransky with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself or herself to be an Authorized Signatory of Sherman Drive Holdings II, LLC, the within named bargainor, and that he or she as such Authorized Signatory, with the authority to do so, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such Authorized Signatory.

Witness my hand and official seal this 14th day of March, 2022.

Noreen Marie Keegan
Notary Public

My commission expires: January 31, 2023

Noreen Maire Keegan
Notary Public-Connecticut
My Commission Expires
January 31, 2023

#150566

True Copy Certification

I, Ashley Baker, 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: 03/14/22

Ashley Baker

signature date: 03/16/22

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, Ashley Baker (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:
3/14/2022

Bailey Lindsey Kirby

Notary Signature

signature date: 3/16/2022

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