WARRANTY DEED

Karen Johnson Davidson County
Batch# 931123 DEEDWARR
10/18/2022 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20221018-0113735

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MELANIE WHITE

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
WCO Housing Ventures, LLC	New owner	50-61
(NAME)	(NAME)	
643 Spence Lane		
(ADDRESS)	(ADDRESS)	
Nash, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221858

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/we, **Candida M. Miskell, a single person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **WCO Housing Ventures, LLC, a Tennessee 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being a part of Lot No. 4 on the Map of A.C. Webb's Subdivision of the north 17.50 acres of his Demoville Tract, as of record in Book 974, page 27, Register's Office for Davidson County, Tennessee. Said Lot No. 4 fronts 100 feet on the easterly side of Dickerson Pike, as widened, and runs back between lines as measured from the centerline of Dickerson Pike, 1403 feet, more or less, on the north line and 1382 feet, more or less, on the south line, on which it measures 100 feet, more or less.

EXCLUSION:

INCLUDED in the above described tract, but specifically EXCLUDED from this conveyance is the following described tract conveyed to Alan C. Smith and wife, Mary S. Smith from Thomas F. Davenport and wife, Elise B. Davenport, of record in Book 4706, page 519, said Register's Office, described as follows, to-wit:

Land in Davidson County, Tennessee, being an easterly portion of Lot No. 4 on the Map of A.C. Webb's Subdivision of the north 17.50 acres of his Demoville Tract, as of record in Book 974, page 27, Register's Office for Davidson County, Tennessee, and described according to a survey dated February 10, 1973, by Wayne S. Cooper Sr., Surveyor as follows: Beginning at an iron pin in a fence located 557 feet, more or less, east of the center line of Dickerson Road and being the northwesterly corner of the tract herein described and the northeasterly corner of the remaining property of Thomas F. Davenport and wife; thence S 88°15'E 837 feet to an iron pin; thence S 01°45'W 100 feet to an iron pin; thence N 88°15'W 837 feet to an iron pin in a fence; thence N 01°45'E 100 feet to the beginning, containing 1.92 acres, more or less.

BEING the same property conveyed to Candida M. Miskell, a single person, by Warranty Deed from Aubrey L. Hiam, Co-Trustee of the Hiam Family Revocable Living Trust Agreement Dated April 22, 2013 and James LaBorg, dated February 10, 2015 and filed of record in Instrument No. 20150220-0014591, Register's Office for Davidson County, Tennessee.

And also made subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage appearing of record in Book 7857, page 671, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 3545 Dickerson Pike, Nashville, TN 37207
(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 heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of October, 2022

Candida M. Miskell

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Candida M. Miskell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of October, 2022.

Notary Public
My Commission Expires: 4/26/26



Certificate of Authenticity

I, Holly A Mason, 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 10/18/22.

Holly A Mason
Affiant Signature

10/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of October, 2022

Jacqueline G Brown
Notary's Signature

JACQUELINE G BROWN STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
(Notary Seal)

My Commission Expires: 11/3/25