(2)

Karen Johnson Davidson County
Batch# 936681 DEEDWARR
11/01/2022 03:09:26 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20221101-0118010

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $385,000.00. Affiant Subscribed and sworn to before me, this the 26th day of October, 2022. Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY, DAVIDSON COUNTY

My Commission Expires 1/9/23

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jordan Sellers	New Owner(s)	081-15-0-308.00
205 East Crestwood Street		
Morton, IL 61550		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **W & C INVESTMENT PARTNERS, GP, A TENNESSEE PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORDAN SELLERS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 35 on the Plan of Manlove Heirs Addition to Nashville, as of record in Hook 21, Page 129, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the South side of Underwood Street and runs back between lines, 177.6 feet on the Westerly line and 176.6 feet on the Easterly line, to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Jacqulyn Humphrey and Jake W. Williams, both unmarried by Warranty Deed from Mary Cosby Curry of record in Book 8439, Page 647, Register's Office for Davidson County, Tennessee, dated September 05, 1991 and recorded on September 10, 1991.

Said Jake W. Williams became deceased on September 15, 1993, survived by his children Jacqulyn Humphrey and Rosalind Pinchon. See Affidavit of Heirship recorded on May 06, 2021 in Instrument No. 20210506-0061350 Register's Office for Davidson County, Tennessee. And Affidavit of Heirship recorded on May 06, 2021 in Instrument No. 20210506-0061351, Register's Office for Davidson County, Tennessee.

Said Jacqulyn Humphrey became deceased on June 25, 2020, survived by her children Alvin Humphrey, Jr., Sharonda Humphrey, and Kevin Humphrey. See Affidavit of Heirship recorded on May 06, 2021 in Instrument No. 20210506-0061352 Register's Office for Davidson County, Tennessee. And Affidavit of Heirship recorded on May 06, 2021 in Instrument No. 20210506-0061353 Register's Office for Davidson County, Tennessee.

BOX 10-A

Being the same property conveyed to W & C Investment Partners, Gp, a Tennessee General Partnership by Warranty Deed from Alvin L. Humphrey Jr, and Sharonda F. Humphrey, and Kevin D. Humphrey and Rosalind Pinchon of record in Instrument No. 20210506-0061357 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 06, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1723 Underwood Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of October, 2022.

W & C Investment Partners, GP,
a Tennessee Partnership

By: _____
Wendy Warren,
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wendy Warren, Managing Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of W & C Investment Partners, GP, a Tennessee Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of October, 2022.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025