Karen Johnson Davidson County
Batch# 977162 DEEDWARR
03/06/2023 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $13,225.82
20230306-0015774

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62363-A
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
WCC Lenox, LLC 2020 Fielstone Parkway; Ste 900-264 Franklin, TN 37069	New owner

TAX MAP PARCEL NUMBERS: 091140J00100CO, 091140J00200CO, 091140J00300CO, 091140J00500CO, and 091140J00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,574,545.45**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lenox Oceola Townhomes, LLC a Tennesee limited liability company**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **WCC Lenox, LLC a Wyoming limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Units 1, 2, 3, 4 and 5 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5623 Lenox avenue of record in Instrument No. 20210818-0111881, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5623 Lenox Ave., of record in Instrument No. 20210818-0111881, said Register's Office, shows an owner's certificate, minimum building setback lines, and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210818-0111881, amended in Instrument No. 20211025-0143032 and Instrument No. 20211222-0169436, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Lenox Oceola Townhomes, LLC, of record in Instrument No. 20210604-0075025 and Instrument No. 20210681-0082361, said Register's Office; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210413-004150, said Register's Office.

Being part of the same property conveyed to Lenox Oceola Townhomes, LLC, by Warranty Deed from 5623 Leno Ventures LLC, a Tennessee limited liability company, dated May 14, 2021 and recorded on May 17, 2021 of record in Instrument No. 20210517-0066460, Register's Office for Davidson County, Tennessee.

This is improved property, known as 5631 Lenox Avenue, Unit # 1, Nashville, TN 37209, 5629 Lenox Avenue, Unit # 2, Nashville, TN 37209, 5627 Lenox Avenue, Unit # 3, Nashville, TN 37209, 5625 Lenox Avenue, Unit # 4, Nashville, TN 37209, and 5623 Lenox Avenue, Unit # 5, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of March, 2023.

Lenox Oceola Townhomes, LLC
a Tennessee limited liability company

By: _____
Joshua Ritter, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Joshua Ritter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Member,** (or other officer authorized to execute this instrument) of **Lenox Oceola Townhomes, LLC a Tennesee limited liability company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 3rd day of March, 2023.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,574,545.45.

Affiant

Sworn and subscribed before me this 3 day of March, 2023.

Notary

My Commission Expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kimberly Hollingshead, 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 _ March 03 , 2023

Kimberly Hollingshead, Esq.

___ March 03 , 2023___
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 03 _ day of _ March ___, 2023

Notary Signature

My Commission Expires 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON