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*

Karen Johnson Davidson County
Batch# 1021414 DEEDWARRSP
06/30/2023 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $15,984.00
20230630-0050298

Ivey Title, LLC Ref: (DW) Title No.: 62364
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
WCC Lenox, LLC, a Wyoming limited liability company 2020 Fieldstone Parkway; Ste 900-264 Franklin, TN 37069	**New Owner**

TAX MAP PARCEL NUMBERS: 091140L00100CO, 091140L00200CO, 091140L00300CO, 091140L00400CO, and 091140L00500CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$4,320,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larence Ritter Properties, LLC, a Tennessee limited liability company**, 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 Unit 1, Unit 2, Unit 3, Unit 4 and Unit 5 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5621 Lenox Avenue of record in Instrument No. 20211222-0169437, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larence Ritter Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Robert E. Payne and Teresa Tanner Payne, husband and wife, dated October 28, 2021 and recorded on October 29, 2021 of record in Instrument No. 20211029-0145717, Register's Office for Davidson County, Tennessee.

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 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20211222-0169437, 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. 20211222-0169437, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Agreement for Dedication of Public Right of Way of record in Instrument No. 20220720-0083218, said Register's Office.

This is improved property, known as 5621 Lenox Avenue, Unit 1, Nashville, TN 37209, 5621 Lenox Avenue, Unit 2, Nashville, TN 37209, 5621 Lenox Avenue, Unit 3, Nashville, TN 37209, 5621 Lenox Avenue, Unit 4, Nashville, TN 37209, and 5621 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 claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 18th day of June, 2023.

Larence Ritter Properties, LLC
a Tennessee limited liability company

By: _____
Joshua Ritter, Member

Larence Ritter Properties, LLC
a Tennessee limited liability company

By: _____
Eric Larence, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Joshua Ritter and Eric Larence** 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 **Members** of **Larence Ritter Properties, LLC, a Tennessee limited liability company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purpose 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 18th day of June, 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: $4,320,000.00.

Affiant

Sworn and subscribed before me this 29 day of June, 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 6/29/2023

Kimberly Hollingshead, Esq.

6-29-2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of June, 2023.

Notary Signature

My Commission Expires 9/30/2024

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