Karen Johnson Davidson County
Batch # 1196506 DEEDWARR
10/22/2024 10:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20241022-0081935

File Number 24177012-PH

Please return after recording to:
BCHH
181 Montour Run Road, Coraopolis, PA 15108

Tax ID: 163 02 0B 136.00

Mail tax statement to New Property Owner:
RIDGEVIEW PROPERTIES, LLC
370 The Lady of the Lake Lane
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY: Carolyn Dale Attorney at Law* c/o 800 Town and Country Boulevard Suite 500 Houston, TX 77024	WHEN RECORDED RETURN TO: BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108	Send Tax Bills To New Property Owner at: RIDGEVIEW PROPERTIES, LLC 370 The Lady of the Lake Lane Franklin TN 37064	Map & Parcel No. 163 02 0B 136.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $280,000.00 cash in hand paid by RIDGEVIEW PROPERTIES, LLC, a Tennessee limited liability company, whose address is 370 The Lady of the Lake Lane, Franklin, TN 37064 ("Grantee(s)"), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, WCP SFR Properties, LLC, a Delaware limited liability company, whose address is 640 Pippin Drive, Antioch, TN 37013 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grantee(s), Grantee's successors and assigns (if applicable), a certain tract or parcel of land in County of Davidson, State of Tennessee, 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.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor by instrument recorded on 08/15/2022 at Instrument Number 202208150092275 in the Register's Office of Davidson

NOTICE: This instrument was prepared by local counsel for Betters Law Firm PLLC ("BLF") at the request of BCHH Inc. ("Client") using information provided by Client. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. BLF is not responsible for any alterations to the document after it is delivered to Client.

County, Tennessee.

Commonly known as 640 Pippin Drive, Antioch, TN 37013. This address is provided for informational purposes only.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, Grantee's heirs, successors and assigns in fee simple forever. And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the afore-described real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Dated this 16 day of OCTOBER, 2024.

[Signature Page Follows]

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GRANTOR:

WCP SFR Properties, LLC, a Delaware limited liability company

By: Steven Russell
Its: Authorized Signatory

By: Howard Fife
Its: Authorized Signatory

ACKNOWLEDGMENT

STATE OF Connecticut)
)
COUNTY OF Fairfield)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Steven Russell Howard Fife, the Authorized Signatory of WCP SFR Properties, LLC, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 16th day of October, 2024.

Noreen Marie Keegan
Notary Public

My Commission Expires:

NOREEN MARIE KEEGAN
Notary Public, State of Connecticut
My Commission Expires January 31, 2028

NOREEN MARIE KEEGAN NOTARY PUBLIC MY COMMISSION EXPIRES 1/31/2028 CONNECTICUT

OATH OF CONSIDERATION

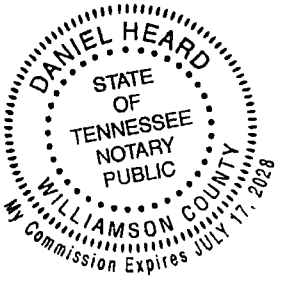
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO before me this 18 day of OCTOBER, 2024.

Notary Public
My Commission Expires: _____



(For Recording Data Only)