Karen Johnson Davidson County
Batch# 1402505 DEEDWARR
04/07/2026 10:33:30 AM 5 pgs
Fees: $28.00 Taxes: $1,683.50
20260407-0027765

Send tax bills to:
Legacy Home Loans dba Steadfast Mortgage
408 Highway 76
White House, TN 37188
Name and address of new owner:
TANNER C. MUNZEL AND VIRGINIA A. MUNZEL
208 THOMPSON PARK DRIVE UNIT 34
NASHVILLE, TN 37211

This instrument prepared by:
REGINALD HARRION, TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-609449

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 119-10-0B-034.00

WARRANTY DEED

This Deed executed this 31st day of March 2026, for good consideration of Four Hundred Fifty-Five Thousand and 00/100 Dollars ($455,000.00), I (We) **WCP SFR PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is 9 OLD KINGS HIGHWAY SOUTH, 4TH FLOOR, DARIEN, CT 06820, hereby bargain, deed, and convey to **TANNER C. MUNZEL AND VIRGINIA A. MUNZEL, HUSBAND AND WIFE,** whose mailing address is 208 THOMPSON PARK DRIVE UNIT 34, NASHVILLE, TN 37211, the following described land in DAVIDSON County, Tennessee, to wit:

Situated in the County of Davidson, State of Tennessee:

Being Unit No. 34 on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in

Instrument No. 20180207-0012545; as amended in Instrument No. 20180412-0034489 and Instrument No. 20181207-0119643, establishing Horizontal Property Regime with Private Elements; as further amended by Instrument No. 20190416-0034865 and Instrument No. 20190416-0034867, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration, together with interest in common area.

Being the same Property conveyed from STACY DISCHLER, AN UNMARRIED MAN, to WCP SFR PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220126-0009395, Recorded on 01/26/2022, in the Register's Office for DAVIDSON County Records.

APN: 119-10-0B-034.00
Property Address: 208 THOMPSON PARK DRIVE UNIT 34, NASHVILLE, TN 37211
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Witness our hand this 31st day of March, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WCP SFR PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____
Name: Howard Fife
Title: Vice President

By: _____
Name: Steven A. Russell
Title: Vice President

STATE OF Connecticut)
COUNTY OF Fairfield)

The foregoing instrument was acknowledged before me this 30th day of March, 2026, by Howard Fife, VP and Steven Russell, VP, who is personally known to me (or satisfactorily proven) to be the _____ of **WCP SFR PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

Margaret Ficano
Notary Public
My Commission Expires: 7-31-30

MARGARET FICANO
Notary Public, State of Connecticut
My Commission Expires July 31, 2030

OATH OF VALUE STATEMENT

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 455,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 31st day of March, 2026.

Margaret Ficano
Notary Public
My commission expires: 7/31/30
SEAL

MARGARET FICANO
Notary Public, State of Connecticut
My Commission Expires July 31, 2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 31. 2026

Affiant Signature

3rd day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202604070027765