Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 213187 **DEEDWARR**
04/03/2019 10:09:24 AM 4 pgs
Fees: $23.00 Taxes: $536.50

20190403-0030112

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2019.

See attached

Notary Public
My commission expires: 06/23/2020

02-1902-50614

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Sean J Hegarty	LoanDepot.com, LLC	148-14-278
4016 Shufeld Ct	26642 Towne Centre Dr.	
Antioch TN 37013	Foothill Ranch, CA 92610	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HHTP1, LLC, A California Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sean J Hegarty and wife, Mozhgan Mirani, husband and wife**, hereinafter called the Grantees, their successors 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. 16-A on the Plan of Colewood Acres Zone Lot Division, Lots 15 & 16, Section 5, of record in Book 5200, Page 303, as amended in Book 6250, Page 601, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to HHTP1, LLC, a California Limited Liability Company, by deed from Hometown Community Development Corporation dba Homestrong USA, dated November 19, 2015, recorded December 1, 2015, of record in Instrument No. 20151201-0120881, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4016 Shufeld Ct, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 29th day of March, 2019.

HHTP1, LLC

By: Jed Davis, Manager and Authorized Member

STATE OF California
COUNTY OF Mono

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jed Davis, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager and Authorized Member of HHTP1, LLC, the within named bargainor, a limited liability company, and that he as such Manager and Authorized Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said _____ as such Manager and Authorized Member.

Witness my hand in Mammoth Lakes, CA, this 29th day of March, 2019.

See attached
Notary Public

My Commission expires: 06/23/2020

1

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Mono

Subscribed and sworn to (or affirmed) before me on this 28th day of March, 2019,
Date *Month* *Year*
by
(1) Jed Davis
(and (2)),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

SAMANTHA TAYLOR
COMM...2157673
NOTARY PUBLIC-CALIFORNIA
MONO COUNTY
My Term Exp. June 23, 2020

Signature Samantha Taylor
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Consideration Value for transfer Affiant Confirmation **Document Date:** 3/28/19
Number of Pages: 1 **Signer(s) Other Than Named Above:** none

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of MONO)

On March 28, 2019 before me, SAMANTHA TAYLOR, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared Jed Davis
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SAMANTHA TAYLOR
COMM...2157673
NOTARY PUBLIC-CALIFORNIA
MONO COUNTY
My Term Exp. June 23, 2020

Signature Samantha Taylor
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 06/23/2020
Number of Pages: 2 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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