Karen Johnson Davidson County
Batch# 444653 DEEDWARRSP
07/28/2020 09:43:30 AM 6 pgs
Fees: $33.00 Taxes: $684.13
20200728-0082476

Commitment Number: 190957530
Seller's Loan Number: 1265226

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108
(800)439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
STEPHANIE KIRK, 2720 WELLMAN DR, Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 09613001400

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the July 7, 2020, by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST**, whose mailing address is **380 DATA DR. #110, DRAPER, UT 84020**, hereinafter grantor, and party of the first part, for $184,900.00 (One Hundred Eighty Four Thousand Nine Hundred Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **STEPHANIE KIRK**, hereinafter grantee, party of the second part, whose tax mailing address is **2720 WELLMAN DR, Nashville, TN 37214**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $184,900.00 (One Hundred Eighty Four Thousand Nine Hundred Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **2720 WELLMAN DR, Nashville, TN 37214**.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded as Instrument No. 20190919-0095315 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 09613001400

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Exhibit A

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows: Being Lot No. 6 on the Plan of Perry Heights Subdivision, as of record in Book 2900, page 18, Register's Office for said County. Said Lot No. 6 fronts 70 feet on the north side of Wellman Drive and extends back between parallel lines 175 feet to a dead line. parcel id number: 09613001400

Executed by the undersigned on July 7, 2020:

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST

By: ALTA RESIDENTIAL SOLUTIONS, LLC, AS ATTORNEY IN FACT

By: _____

Name: Laura Ferris

Title: Authorized Signor

STATE OF Utah)
)-SS.
COUNTY OF Salt Lake

on this 7 day of July 2020 before me personally appeared Laura Ferris, Authorized Person Authorized Person, of **ALTA RESIDENTIAL SOLUTIONS, LLC, who executed the within instrument as Attorney in Fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST** for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: July 7, 2020

_____

Print Name: Jennifer A. Watkins
Notary Public in the State of Utah

Residing at: 380 Data Dr. Draper, UT
MY COMMISSION EXPIRES 10/25/22

JENNIFER A WATKINS
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 10/25/22
Commission # 703056

State of Utah
County of Salt Lake

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $184,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 7 day of July, 2020.

Affiant

Barry Hyde
Print Name

(Seal)

Notary Public

My commission expires:

10/25/22

Jennifer A Watkins
Print Name

CTIC# _____

JENNIFER A WATKINS
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 10/25/22
Commission # 703056

True Copy Certification

I, Heidi Jones, do hereby make oath that I am a licensed attorney, and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heidi Jones

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Karen Rose Hall a notary public for this county and state, Heidi Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen Rose Hall

Notary's Signature

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen Rose Hall, Notary Public
Center Twp., Beaver County
My Commission Expires Aug. 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Seal