Karen Johnson Davidson County
Batch# 546498 DEEDQC
01/05/2021 12:26:30 PM 6 pgs
Fees: $33.00 Taxes: $424.94
20210105-0001592

Commitment Number: 200563394
Seller's Loan Number: 1039605

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

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:
PMC SFR Borrower 2, LLC, PO Box 4090, Scottsdale, AZ 85261

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 171080A09900CO

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the December 23, 20 20, 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 **PO Box 4090, Scottsdale, AZ 85261**, hereinafter grantor, and party of the first part, for $10.00 (Ten Dollars and Zero Cents) in consideration paid, quitclaims to **PMC SFR Borrower 2, LLC**, hereinafter grantee, party of the second part, whose tax mailing address is **PO Box 4090, Scottsdale, AZ 85261**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $10.00 (Ten 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 quitclaims to 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 **704 POSTAL CT., BRENTWOOD, TN 37027**.

DERIVATION CLAUSE

BEING THE SAME PROPERTY AS CONVEYED FROM WILSON AND ASSOCIATES, PLLC., AS SUCCESSOR TRUSTEE TO WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST AS DESCRIBED IN INSTRUMENT NO. 20190311-0021806, DATED 3/7/2019, RECORDED 3/11/2019 IN DAVIDSON COUNTY RECORDS, TENNESSEE.

Parcel ID: 171080A09900CO

The party of the first part 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.

[THIS AREA OF THE PAGE IS LEFT INTENTIONALLY BLANK]

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 99 ON THE PLAN OF COTTONPORT PLANTATION, PHASE II, OF RECORD IN BOOK 6900, PAGE 950, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS: 704 POSTAL CT., BRENTWOOD, TN 37027

PARCEL ID: 171080A09900CO

[THIS AREA OF THE PAGE IS LEFT INTENTIONALLY BLANK]

Executed by the undersigned on December 23, 2020:

Wilmington Savings Fund Society, FSB, D/b/a Christiana Trust, Not Individually but As Trustee for Pretium Mortgage Acquisition Trust
By: Selene Finance LP, as attorney in fact

By: _____

Name: Nathaniel Tincher

Its: Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

Before me, Joy A. Lanier-Hartley, a Notary Public of said State and County aforesaid, personally appeared Nathaniel Tincher its Vice President on behalf of **Selene Finance LP, 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** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Vice President of **Selene Finance LP, 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** the within named Grantor, Party of the First Part, a Federal Savings Bank, and that he or she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of Nathaniel Tincher by himself or herself as such Vice President.

Witness my hand and seal, this 23 day of December, 2020

_____
Notary Public Joy A. Lanier-Hartley

My Commission Expires 9/28/2024

Notary Public State of Florida
Lanier-Hartley A Joy
My Commission HH 047458
Expires 09/28/2024

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

I, (ALYSSA BRESNAY), hereby swear or affirm that the actual consideration is $114,850.00.

Affiant

Affiant, (ALYSSA BRESNAY), subscribed and sworn before me this 31 day of December, 2020.

Notary Public

My commission expires: April 13, 2023

Commonwealth of Pennsylvania - Notary Seal
Charles E. Hogue Jr., Notary Public
Allegheny County
My commission expires April 13, 2023
Commission number 1289872
Member, Pennsylvania Association of Notaries

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