Karen Johnson Davidson County
Batch# 560867 DEEDWARR
01/26/2021 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20210126-0011362

Prepared by:

REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 329,900.00.

Affiant

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this 13 day of January, 2020.

Notary Public

My Commission Expires: 6.19.21

Address of New Owner:	Send Tax Bills to:	Tax Information:
120 S Riverside Plaza	120 S Riverside Plaza	172 04 0 012.00
Ste 2000	Ste 2000	
Chicago, IL 60606	Chicago, IL 60606	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gustavo Vasquez Padilla, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HPA US2 LLC, a Delaware limited liability company,

hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Being Lot No. 5 on the Plan of Monte Carlo Estates, Section 1, of record in Plat Book 4675, Page 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gustavo Vazquez Padilla and Martha L. Vazquez, husband and wife, by Quitclaim Deed dated March 14, 2011 from Jaime Vazquez Padilla, unmarried, recorded July 26, 2011 at Instrument No. 20110726-0057142, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Gustavo Vazquez Padilla by Quitclaim Deed from Martha L. Vazquez, recorded December 14, 2011 at Instrument No. 20111214-0097271, Register's Office for Davidson County, Tennessee.

This is improved property located at **616 Monte Carlo Drive, Antioch, TN 37031**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEE, its successors and assigns,

forever; and we do covenant with the said GRANTEE that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this 13 day of January, 2021.

Gustavo Vasquez Padilla

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gustavo Vasquez Padilla and _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of January, 2021.

Tonya Greer
Notary Public

My Commission Expires: 6/19/21 (SEAL)

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, Karla Volgarino, do hereby make oath that I am 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.

Signature – Karla Volgarino

State of New Jersey
County of Burlington

Personally appeared before me, _Robert D Lunt, Jr, a notary public in and for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public Robert D Lunt, Jr.

My Commission Expires: 02/23/2023

ROBERT D LUNT JR.
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 23, 2023