Karen Johnson Davidson County
Batch# 585941 DEEDWARR
03/05/2021 12:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20210305-0029327

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Hussein Alnuaimi & Mayyadah Alwiswasee
Affiant

Subscribed and sworn to before me this 24 day of February, ~~2020~~ 2021

Vanessa Cortner
Notary Public

My Commission Expires: 5-7-2024

Address of New Owner:	Send Tax Bills to:	Tax Information:
HPA US1 LLC	HPA US1 LLC	182 01 0A 109.00
120 S. RIVERSIDE PLAZA	120 S. RIVERSIDE PLAZA	
SUITE 2000 CHICAGO, IL 60606	SUITE 2000 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

Hussein Alnuaimi & Mayyadah Alwiswasee, husband and wife,

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

HPA US1 LLC, a Delaware limited liability company,

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

See Attached 'Exhibit A'

This is improved property located at **241 Sundown Drive, 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 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 24 day of February, 2021.

Hussein Alnuaimi

Mayyadah Alwiswasee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hussein Alnuaimi and Mayyadah Alwiswasee, 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 Williamson, Tennessee, this 24 day of February, 2021.

Vanessa Cortner
Notary Public

My Commission Expires: 05-07-2024 (SEAL)

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Address: 241 Sundown Drive
Antioch, TN 37013

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No 20 of the Plan of Phase Two, Sunset Hills, Cluster Lot Subdivision – Major Subdivision of record in Plat at Instrument No. 20100222-0013295, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hussein K. Alnuaimi and Mayyadah Alwiswasee, husband and wife by Warranty Deed dated November 14, 2012 fro Lake Forest Homes, Inc., a Tennessee corporation, recorded November 19, 2012 at Instrument No. 20121119-0106497, Register's Office for Davidson County, Tennessee.

Parcel Identification Number: 182 01 0A 109.00

TRUE COPY CERTIFICATION

I, Timothy Chambers , 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 – Timothy Chambers .

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, Timothy Chambers, 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: 02/13/2023

Robert D Lunt Jr.
Notary Public
New Jersey
My Commission Expires 2-13-2023
No. 50076925