Karen Johnson Davidson County
Batch# 592320 DEEDWARRSP
03/15/2021 03:31:30 PM 6 pgs
Fees: $33.00 Taxes: $910.20
20210315-0034202

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Charlene Galarza 813 Fall Court Antioch, TN 37013

Order Number: T-TN43495

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Kondaur Capital, LLC fka Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as separate trustee of Matawin Ventures Trust Series 2019-3,** for Two Hundred Forty Six Thousand Dollars and 00/100 ($246,000.00) and other valuable consideration paid, warrants the title against all persons claiming under me and does hereby convey unto the Grantee(s), **Charlene Galarza, a(n)** Single **person,** whose address is 813 Fall Court, Antioch, TN 37013, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Being Lot No 368 on the plan of Section Four-B, Towne Village of the Country, of record in Plat Book 6250, Page 496, Register's Office for said County, to which reference is made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All other easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 150 07 0 387.00
Street address of property: 813 Fall Court, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20200131-0011768 in the Recorder's Office, Davidson County, Tennessee.

Signed this 9TH day of MARCH, 2021.

Signature of Grantor:

Kondaur Capital, LLC fka Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as separate trustee of Matawin Ventures Trust Series 2019-3

By _____

Name/Title Mayra Vargas, Asset Coordinator

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED That on this _____ day of _____, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came _____ its _____ of Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as separate trustee of Matawin Ventures Trust Series 2019-3, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

See Attached

_____
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

CALIFORNIA 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 Orange

On 3-8-2021 before me, R. Smith-Browne, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Mayra Vargas
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.

R. SMITH-BROWNE
Notary Public - California
Orange County
Commission # 2268568
My Comm. Expires Dec 22, 2022

Place Notary Seal and/or Stamp Above

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.

Signature _____
Signature of Notary Public

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: Speciaql Warranty Deed

Document Date: 3-8.2021 Number of Pages: 3

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Mayra Vargas	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: Asset Coordinator	☐ Other:
Signer is Representing: **see attached document	Signer is Representing:

©2019 National Notary Association

County Parcel number: 150 07 0 387.00
Street address of property: 813 Fall Court, Antioch, TN 37013

Oath of Consideration

I or we, Mayra Vargas, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $246,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 8TH day of MARCH, 2021.

Signatures of Affiant(s):

Mayra Vargas, Asset Coordinator

Sworn and subscribed before me this _____ day of _____, 2021.

Notary Public

See Attached

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

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.

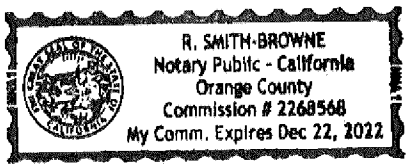
State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 8 (Date) day of March (Month), 20 21 (Year), by

(1) Mayra Vargas

(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.



Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

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: Oath of Consideration

Document Date: 3-8-2021 Number of Pages: 1

Signer(s) Other Than Named Above: none

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TRUE COPY CERTIFICATION

I, LAURIE WEISS, 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.

Signature

State of FLORIDA

County of PINELLAS

Personally appeared before me BRIAN JANDERNAL, a notary public for this county and state, LAURIE WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRIAN JANDERNAL
Notary Public - State of Florida
Commission # GG 272039
My Comm. Expires Feb 24, 2023
Bonded through National Notary Assn.

Notary's Signature

My commission expires: 2-24-2023

Notary's Seal