Karen Johnson Davidson County
Batch# 620003 DEEDWARR
04/21/2021 10:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20210421-0053215

Prepared by:

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

STATE OF Tenn.
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 440,000.00

Dustin Eugene Jones and Allison Danielle Jones
Affiant

Subscribed and sworn to before me this 15 day of April, 2021.

GLORIA M. JACKSON
NOTARY PUBLIC
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

Notary Public

My Commission Expires: 3-3-2025

Address of New Owner:	Send Tax Bills to:	Tax Information:
HPA US1 LLC	HPA US1 LLC	109-04-0-042.00-CO
120 S. Riverside Plaza, Suite 2000	120 S. Riverside Plaza, Suite 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

Dustin Eugene Jones and Allison Danielle Jones

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

This is improved property located at 2805 Jenoaks Pass, Hermitage, TN 37076, Davidson County

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 15th day of April, 2021.

Dustin Eugene Jones

Allison Danielle Jones

STATE OF Tenn.
COUNTY OF Davidson

Davidson (County) and Tenn. (State), the within named Dustin Eugene and Allison Danielle Jones, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Personally appeared before me, the undersigned, a notary public in and for said

Witness my hand and official seal at Nashville, 15, this April day of _____, 2021.

Notary Public

My Commission Expires: 3-3-2025 (SEAL)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Legal Description

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Final Plat for Cluster-Lot Subdivision, Towering Oaks, Phase One, of record in Plat at Instrument Number 20071127-0137704, 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 Allison Danielle Jones and Dustin Eugene Jones, wife and husband, by Warranty Deed dated June 14, 2019 and recorded June 19, 2019 from Reginald Blair and LaTina Blair, husband and wife, of record in Instrument Number 20190619-0058873, register's Office for Davidson County, Tennessee.

Parcel Identification Number: 109-04-0A-042.00-CO

TRUE COPY CERTIFICATION

I, Ernest Aning, 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 –. Ernest Aning

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, Ernest Aning, 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