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 270,000.00

Karen Johnson Davidson County
Batch# 636879 DEEDWARR
05/14/2021 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20210514-0065606

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Claudia Freeman and Michael Freeman
Affiant

Subscribed and sworn to before me this 10th day of May, 2020. 21

Notary Public

My Commission Expires: March 3, 2025

Address of New Owner:	Send Tax Bills to:	Tax Information:
120 S Riverside Plaza	HPA US1 LLC	136-15-0B-170.00
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

Claudia Freeman and Michael Freeman, 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:

Land in Davidson County, Tennessee, further described as follows:

Unit 93 (referred to as Lot is prior deed) on the Plan of a Horizontal Property Regime (Private Element) Phase 3, Smith Springs Townhomes of record at Instrument No. 20020926-0117439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Claudia Stuckey and Michael Freeman, joint tenants, by Warranty Deed dated December 14, 2016 from Lamitras Jno-Finn and Dwayne F. Jno-Finn, wife and husband, recorded December 21, 2016 at instrument No. 20161221-0134154 and being further conveyed to Claudia Freeman and Michael Freeman, husband and wife, by Quitclaim Deed dated February 24, 2020 at Instrument No. 20200224-0020352, Register's Office for Davidson County, Tennessee.

Parcel Identification Number: 136-15-0B-170.00

This is improved property located at 3401 Anderson Rd Unit 93, Nashville, TN 37013, 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 10th day of May, 2021.

Claudia Freeman
Claudia Freeman

Michael Freeman
Michael Freeman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said Davidson (County) and Tennessee (State), the within named Claudia Freeman Michael Freeman, 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, TN, this 10th day of May, 2021

Notary Public

My Commission Expires: March 3, 2025

(SEAL)
QUENTIN ISBELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

JUDGMENT AFFIDAVIT

FILE #: **4710121-02560**

STATE OF TEXAS)
)SS:
COUNTY OF **DAVIDSON**)

This day personally appeared before me, a Notary Public in and for the jurisdiction aforesaid, the undersigned, who, having been duly sworn, hereby deposes and states as follows:

That Michael Freeman is not the judgment debtor(s) named in the following described judgment(s):

Plaintiff:	Harpeth Financial Services, LLC
Defendant:	Michael Freeman
Recorded/Filing date:	07/18/2018
Recorded Instrument No.:	20180718-0069770
Judgment amount:	$5,059.44

B) Plaintiff:	Cach, LLC
Defendant:	Michael Freeman
Recorded/Filing date:	09/05/2013
Recorded Instrument No:	20150407-0030524
Judgment amount:	$1,433.78

That the undersigned has never received any notice of any judgments, civil or criminal (including traffic) having been entered against him/her.

That the undersigned's Social Security number is: XXX-XX- and Date of Birth is **08/03/1968** 9529

That the undersigned has either resided or owned property at all of the following addresses over the past _____years:

_____

_____

_____

That this affidavit is submitted to confirm that the undersigned is not the same person against whom the above listed judgment(s) reported by were entered.

This affidavit is made for the purpose of inducing , as agent on behalf of its underwriter, OLD REPUBLIC TITLE INSURANCE COMPANY to insure the title to said property without exception to the above-referenced judgment(s). Affiant does hereby agree to indemnify and hold , and its designated underwriter, harmless of and from any and all loss, cost, damage, and expense of every kind including attorney's fees, which said or its designated underwriter shall or may suffer or incur or become liable for under its policy or policies directly or indirectly, due to its reliance on the accuracy of the foregoing statements.

In Witness Whereof, the affiant has affixed his/her signature(s) and ~~seal~~(s) this 10 day of May, 2021.

Michael Freeman (SEAL)
Michael Freeman

Sworn, Subscribed to and acknowledged before me this 10th day of May, 2021.

Notary Public State of TN
My commission expires on: March 3, 2025

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

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