Karen Johnson Davidson County
Batch# 644808 DEEDWARR
05/26/2021 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,568.80
20210526-0071356

Prepared by:

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

STATE OF TN
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is 424,000.00

Ronald J. Sturgill and Darlene F. Sturgill
Affiant

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Subscribed and sworn to before me this 21st day of May, ~~2020~~. 2021 CLM

Notary Public Chelsea L. Moore

My Commission Expires: 10-02-2023

Address of New Owner:	Send Tax Bills to:	Tax Information:
HPA US1 LLC	HPA US1 LLC	181-03-0A-266.00
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

Ronald J. Sturgill and Darlene F. Sturgill, 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

This is improved property located at 7283 Santeelah Way, Antioch, 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 21st day of May, 2021.

Ronald J. Sturgill

Darlene F. Sturgill

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said N/A (County) and TN (State), the within named Ronald J. and Darlene F. Sturgill, 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 Murfreesboro. ~~Murfreesboro.~~ CLM, TN, this 21st day of May, 2021

Notary Public

My Commission Expires: 10-02-2023 (SEAL)

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Legal Description

Land In Davidson County, Tennessee being Lot No. 61, on the Plan of Section One, Phase One, Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, A Planned Unit Development, of record in Instrument No. 20060330-0035946, Registers Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald J. Sturgill and Darlene F. Sturgill, husband and wife, by Warranty Deed dated April 20, 2007, and recorded April 24, 2007, from S&Y Construction, Inc., A Tennessee Corporation, of record in Instrument Number 20070424-0048700, Register's Office for Davidson County, Tennessee.

Parcel Identification Number: 181-03-0A-266.00

Property Address: 7283 Santeelah Way Antioch, TN 37013

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