Karen Johnson Davidson County
Batch# 676911 DEEDWARR
07/14/2021 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210714-0094902

Prepared by:

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

STATE OF NEW JERSEY
COUNTY OF BURLINGTON

The actual consideration or value, whichever is greater, for this transfer is 450,000.00

Timothy Chambers
Agent for REALTech Title LLC

Subscribed and sworn to before me this 13 day of JULY, ~~2020.~~ 2021

Notary Public

My Commission Expires: 2/13/2023

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

Address of New Owner:	Send Tax Bills to:	Tax Information:
HPA US1 LLC	HPA US1 LLC	098-06-0A-086.00
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

Talando Banks and Jerica Banks, 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, being Lot 23, on the plan of Phase One, Section B, Bridgewater of record in Plat at Instrument No. 20060425-0046949 and corrected by Surveyor's Certificate od Correction recorded at Instrument No. 20060608-0067982 in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Talando Banks and Jerica Banks, husband and wife, by Warranty Deed dated March 11, 2016, and recorded March 17, 206, from Internal Data Resourced, Inc., a Georgia Corporation, of record in Instrument Number 20160317-0025209, Register's Office for Davidson County, Tennessee.

Parcel Identification Number: 098-06-0A-086.00

Property Address: 5231 New John Hagar Drive, Hermitage, TN 37076

This is improved property located at 5231 New John Hagar Dr, 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 9th day of July, 2021.

Talando Banks

Jerica Banks

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 Talando Banks & Jerica Banks, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

9th Witness my hand and official seal at Nashville Tennessee, this 9th day of July, 2021

Notary Public

My Commission Expires: 9/7/21 (SEAL)

COUNTY OF DAVIDSON MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC

TRUE COPY CERTIFICATION

7/13/2021

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