Karen Johnson Davidson County
Batch# 723199 DEEDWARR
09/24/2021 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210924-0128484

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 400,000.00

Erik Funkenbusch and Cheryl Louise Ricard
Affiant

Florida Seminole County
Subscribed and sworn to before me this 23rd day of July, 2021.

Notary Public

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH153
Expires on July 21, 2024

Type of Identification Produced: Tenneesse Driver Licenses
My Commission Expires: 07/21/2024

Notarized online using audio-video communication

Address of New Owner:	Send Tax Bills to:	Tax Information:
HP Tennessee I LLC	HP Tennessee I LLC	050-02-0A-128-00
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

Erik Funkenbusch and Cheryl Louise Ricard, a Married Couple

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HP Tennessee I 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 No. 128 on the Plan of Belle Arbor PUD Phase 4)formerly known as Victory Village PUD) of record in Instrument No.20180503-0042421 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erik Funkenbusch and Cheryl Louise Ricard, a married couple, by special Warranty Deed dated January 8, 2019, and record January 9, 2019, from NVR Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument Number 20190109-0002359, Register's Office for Davison County, Tennessee

Parcel Identification Number: 050-02-0A-128-00

Property Address: 2409 Solomon Lane, Nashville, TN 37207

This is improved property located at 2409 Solomon Lane, Nashville, TN 37207, 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 23rd day of July, 2021.

Erik Funkenbusch

Erik Funkenbusch

Cheryl Louise Ricard

Cheryl Louise Ricard

STATE OF Florida
COUNTY OF Seminole County

Personally appeared before me, the undersigned, a notary public in and for said Seminole County (County) and Florida (State), the within named Erik Funkenbusch Cheryl Louise Ricard, the bargainor(s), with whom I am personally acquainted or who provided sufficient evidence of identity, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Florida Seminole County, this 23rd day of July, 2021.

Type of Identification Produced: Tennessee Driver Licenses

Notary Public

My Commission Expires: 07/21/2024

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH153
Expires on July 21, 2024

Notarized online using audio-video communication

Date: 7/30/2021

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 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: 2/13/2021

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