Karen Johnson Davidson County
Batch# 779828 DEEDWARR
12/28/2021 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $833.80
20211228-0170402

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
ILE Bluerock Program Portfolio LLC 1159 Cottonwood Lane Irving, TX 75038	New Owner	060-13-0-205.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Deanna Jones, f/k/a Deanna Y. Hill, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ILE Bluerock Program Portfolio LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Matthews Square of record in Plat Book 6250, Page 337, 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 Deanna Y. Hill by Special Warranty deed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation of record in Instrument No. 20001207-0120675 Register's Office for Davidson County, Tennessee, dated October 27, 2000 and recorded on December 07, 2000.

This conveyance is subject to: (1) All conditions, covenants, restrictions, easements & planning documents of record not stated herein; (2) Real Property taxes for 2020, a lien past due & now delinquent; (3) Current year's real property taxes, a lien now due and payable, not yet delinquent, & (4) Subsequent year's real property taxes, a lien not yet due or payable, Register's Office of Davidson County, Tennessee.

Subject property was never the marital residence of the Grantor.

Being also known as 2655 Old Matthews Road Nashville, Tennessee 37207. (Address for Informational Purposes Only).

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of December, 2021.

Deanna Jones Deanna Y. Hill (SEAL)
Deanna Jones f/k/a Deanna Y. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2021, before me personally appeared Deanna Jones f/k/a Deanna Y. Hill to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of December, 2021.

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 10·12·2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,350.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this
16th day of December, 2021.

Notary Public
My commission expires: 10·12·2024
File No. 2021-845

Tennessee Certification of Electronic Document

I, Melissa Loew, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/16/21 (date of document).

Affiant Signature

12/17/21
Date

State of Tennessee
County of Dickson

Sworn to and subscribed before me this 17 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

