Karen Johnson Davidson County
Batch# 796243 DEEDWARRSP
01/27/2022 11:28:30 AM 6 pgs
Fees: $33.00 Taxes: $1,111.76
20220127-0009887

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PREPARED BY/RETURN TO:
BCHH, Inc. c/o Ashley Resko, Esq.
181 Montour Run Rd
Coraopolis, PA 15108
412-453-7430, aresko@bchhinc.com

MAIL TAX STATEMENTS TO:
Corbel Homes 31A, LLC
251 Little Falls Dr
Wilmington, DE 19808

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 26th day of August, 2021, is made and entered into by and between **Cupola Homes27, LLC, a Delaware limited liability company**, whose tax mailing address is *2255 Glades Rd, Ste 234A, Boca Raton, FL 33431* ("*Grantor*"), and **Corbel Homes 31A, LLC, a Delaware limited liability company**, whose tax mailing address is *251 Little Falls Dr, Wilmington, DE 19808* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Exhibit "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and all easements and/or restrictions of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 25th day of August, 2021.

GRANTOR:

CUPOLA HOMES27, LLC,
a Delaware limited liability company

By: _____
Donald Napp, Authorized Signatory

STATE OF Florida §
§
COUNTY OF Palm Beach §

The foregoing instrument was acknowledged before me this 25th day of August, 2021, by Donald Napp, as Authorized Signatory for Cupola Homes27, LLC, a Delaware limited liability company, who ☐ is personally known to me, or ☑ has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

CHRISTOPHER HAYNES
Notary Public - State of Florida
Commission # GG 296256
My Comm. Expires Jan 30, 2023
Bonded through National Notary Assn.

_____
Official/Notarial Seal

_____
Notary Public

My Commission Expires: 01/30/2023

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is 300,476.16, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

CORBEL HOMES 31A, LLC,
a Delaware limited liability company

By: _____
Donald Napp, Authorized Signatory

STATE OF Florida §
COUNTY OF Palm Beach §

Subscribed and sworn to before me this 25th day of August, 2021, by Donald Napp.

CHRISTOPHER HAYNES
Notary Public - State of Florida
Commission # GG 296256
My Comm. Expires Jan 30, 2023
Bonded through National Notary Assn.

_____
Notary Public

_____
Official/Notarial Seal

My Commission Expires: 01/30/2023

Exhibit "A"
Legal Description(s)

TRACT 1:

Being Lot No 5, Block 4 on the Plan of Dabbs and Elliot Subdivision No. 1, of record in Plat Book 547 Page 97 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 Grantor by deed recorded 12/02/2021 at Book N/A, Page N/A / Instrument No. 20211202-0154916 in said Register's Office.

COMMONLY KNOWN AS:	2608 Elliot Dr, Old Hickory, TN 37137
PARCEL ID:	053-12-0-086
TITLE FILE NO:	2040-5267955_III

Tennessee Certification of Electronic Document

I, Lloyd E Jones Jr., 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 8-26-2021 (date of document).

Affiant Signature

8-30-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: ~~08/30/2021~~ EM 01/25/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Emily J McClellan, Notary Public
Allegheny County
My commission expires January 25, 2025
Commission number 1383559