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

Karen Johnson Davidson County
Batch# 798831 DEEDWARR
02/02/2022 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $913.90
20220202-0012176

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	150-14-0A-036.00

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, **Friendship Property Management Inc., a Tennessee Corporation AKA God's Will Property Management, Inc.**, "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. 36 on the Plan of Calumet, Phase Two, of record in Plat Book 7900, Page 367, 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 Friendship Property Management Inc. by Special Warranty deed from Wells Fargo Bank, N.A., As Trustee For Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates of record in Instrument No. 20101005-0079798 Register's Office for Davidson County, Tennessee, dated September 21, 2010 and recorded on October 05, 2010.

Friendship Property Management Inc., AKA God's Will Property Management, Inc.

This conveyance is subject to all conditions, covenants, easements, restrictions and planning documents of record not stated herein and current year's & all subsequent year's real property taxes, liens not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 4005 Calumet Drive Nashville, Tennessee 37013.
(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 21st day of January, 2022.

Friendship Property Management Inc., a Tennessee Corporation AKA God's Will Property Management, Inc.

By: _____ (SEAL)
Theophilus Egbujor, Owner & CEO, by Theo Egbujor, Jr., his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kristina Bagwell of the state and county mentioned, personally appeared Theo Egbujor, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner & CEO of Friendship Property Management Inc., the within named bargainor, a Corporation, and that such Theo Egbujor, Jr. as such Owner & CEO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Owner & CEO.

Witness my hand and seal, at office in Davidson, this 21st day of January, 2022.

_____
Notary Signature

Printed Name: Kristina Bagwell

My commission expires: 9/8/2025

KRISTINA BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 $247,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 21st day of January, 2022.

_____
Notary Public
My commission expires: 10-12-2024
File No. 2022-881

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 1/21/22 (date of document).

Affiant Signature

1/24/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of January, 2022

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY