Karen Johnson Davidson County
Batch# 818861 DEEDWARR
03/10/2022 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220310-0027433

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-831

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of February, 2022

Notary Public

Commission Expires: 06/28/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Resicap Tennessee Owner II LLC 3630 Peachtree Rd., Ste 1500 Atlanta, GA 30326	NEW OWNER	086-10-0-055.00

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, I/WE,

Equity Trust Company Custodian FBO Brian Mullins IRA Inc., a Corporation

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Resicap Tennessee Owner II LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Chapelwood, Section Two, of record in Plat Book 5200, Page 83, 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 Equity Trust Company Custodian FBO Brian Mullins IRA by Special Warranty deed from HSBC Mortgage Services, Inc., by its duly authorized attorney in fact, First American REO Servicing of record in Instrument No. 20090430-0039210 Register's Office for Davidson County, Tennessee, dated April 13, 2009 and recorded on April 30, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 4121 Hunting Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Dated this the 25th day of February, 2022.

Equity Trust Company Custodian FBO Brian Mullins IRA Inc., a Corporation

By: Matthew Collier
Its: Corporate Alternate Signer

STATE OF OHIO

COUNTY OF: CUYAHOGA

Before me, the of the state and county mentioned, personally appeared Matthew Collier, 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 CORPORATE ALTERNATE SIGNER of Equity Trust Company Custodian FBO Brian Mullins IRA, the within named bargainor, a Corporation, and as such CORPORATE ALTERNATE SIGNER, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as CORPORATE ALTERNATE SIGNER.

Witness my hand and seal, at office in Westlake, OH, this 25th day of February, 2022.

Notary Signature
My commission expires: JAN 14 2025

NOTARY PUBLIC STATE OF OHIO

Laura G Deitz
Notary Public - State of Ohio
2020-RE-809865
My Commission Expires
01/14/2025

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 March 1, 2022.

Affiant Signature

Date: 3/1/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 1, 2022.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

