Karen Johnson Davidson County
Batch# 819303 DEEDWARR
03/10/2022 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,400.45
20220310-0027982

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $378,500.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Resicap Tennessee Owner II LLC	SAME AS NEW OWNER	064-16-0D-222.00 CO
(NAME)	(NAME)	
3630 Peachtree Road Northeast. Ste. 1500		
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30326		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James Deatrick, Jr., an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has 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 **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 134, as shown on the map entitled Section Four, Truxton Park, of record as Instrument No. 20020528-0064435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES DEATRICK, JR., AN UNMARRIED MAN, by deed from SUSAN OSBORNE, AN UNMARRIED WOMAN, of record as Instrument No. 20211025-0142962, dated October 20, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 2912 Summer Hollow Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of February, 2022.

James Deatrick, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Deatrick, Jr., the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

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 2, 2022.

Affiant Signature

Date: 3/2/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 2, 2022.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM