WARRANTY DEED

Karen Johnson Davidson County
Batch# 845726 DEEDWARR
04/26/2022 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20220426-0047804

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Resicap Tennessee Owner II LLC	New Owner	
(NAME)	(NAME)	
3630 Peachtree Road Northwest, Suite 1500		149110A05600CO
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30326		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Chante Hammonds, unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Resicap Tennessee Owner II LLC, a Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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. 56, Phase 3, Rice Hill of record in Plat Book 6900, Page 292, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Chante Hammonds, unmarried woman, by Quitclaim Deed from Roger Hammonds, Jr., unmarried man, of record in Instrument No. 20171229-0132372, in the Register's Office of Davidson County, Tennessee, dated December 27, 2017 and recorded on December 29, 2017.

Being the same property conveyed to Chante Hammonds, by Quitclaim Deed from Roger Hammonds, Jr., of record in Instrument No. 20131220-0128823, in the Register's Office of Davidson County, Tennessee, dated January 03, 2013 and recorded on December 20, 2013.

Being the same property conveyed to Roger Hammonds, Jr. and Chante Hammonds husband and wife, by Warranty Deed from Gary W. Fentress and wife, Vanessa G. Fentress, of record in Instrument No. 20000808-0078792, in the Register's Office of Davidson County, Tennessee, dated July 31, 2000 and recorded on August 08, 2000. Also see the Divorce in the 3rd Circuit Court of Davidson County, Tennessee, Docket No. 09D-3028.

This conveyance is subject to all easements, restrictive covenants and conditions including Subject to all matters of record in Plat Book 6900, Page 292, in the Register's Office of Davidson County, Tennessee; Declaration of Restrictions, Protective Covenants and Easements recorded at Book 6812, Page 48, in said Register's Office' Charter recorded at Book 6824, Page 986, in said Register's Office, Subject to rights of others in and to the common areas and/or elements, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1405 Rice Hill Cir Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

itness my hand this 18th day of April, 2022

Chante Hammonds

Chante Hammonds

STATE OF Tennessee
COUNTY OF Davidson

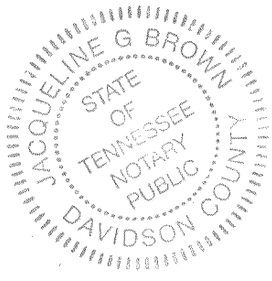
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Chante Hammonds**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of April, 2022

Jacqueline G Brown

Notary Public

My Commission Expires: 11-3-25



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 April 19, 2022.

Tori Cole

Affiant Signature

Date: 4/19/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this April 19, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-(o-2024

Notary's Seal

