Karen Johnson Davidson County
Batch# 845741 DEEDWARR
04/26/2022 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220426-0047829

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16925-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2022.

Notary Public
My Commission Expires: 7/9/24

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Resicap Tennessee Owner II LLC<br>3630 Peachtree Road Northeast<br>Suite 1500<br>Atlanta, GA 30326 | New Owner | 075 12 0A 162.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Muhammad Riaz, married**, hereinafter called the Grantor, 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:

Being land in Davidson County, Tennessee, being Lot 42, First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, as shown on plat of record in Instrument No. 20040407-0039587, in the Register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Muhammad Riaz, married, by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20060907-0110851, in the Register's Office of Davidson County, Tennessee, dated September 01, 2006 and recorded on September 07, 2006.

Falak Riaz joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **665 Belgium Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 15th day of April, 2022.

GRANTOR:

Muhammad Riaz

Falak Riaz

STATE OF Texas
COUNTY OF Brazoria

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Muhammad Riaz and Falak Riaz, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of April, 2022.

Notary Public
My Commission expires: 9-10-2023

MARIBEL MALDONADO
Notary Public, State of Texas
Comm. Expires 09-10-2023
Notary ID 132165627



202204260047829

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

