Karen Johnson Davidson County
Batch# 846273 DEEDWARR
04/27/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220427-0048536

STATE OF Tennessee
COUNTY OF Davidson

This Instrument Prepared By:
Phyllis Wright
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

The actual consideration or value, whichever is greater, for this transfer is 365,000.00

Robert K. Arnold

Robert K. Arnold

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Subscribed and sworn to before me this 13th day of April, 2022.

Angie Seriana

Notary Public

My Commission Expires: December 20, 2022

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
HPA CL2 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	HPA CL2 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	087-05-0A-023.00,

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, we

Robert K. Arnold, A Married Man hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto HPA CL2 LLC hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 23 on the Plan of Farmingham Woods Phase I of record in Plat Book 7900, Page 228, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert K. Arnold, unmarried by deed of record in Book 11642, Page 642, Register's Office for Davidson County, Tennessee.

Parcel No. 087-05-0A-023.00

Address: 5921 Colchester Drive, Hermitage, Tennessee

This is improved property located at 5921 Colchester Dr, Nashville, TN 37076, Davidson County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEE, its successors and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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.

Witness our hands this 13 day of April, 2022.

Robert K. Arnold

Robert K. Arnold

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said Davidson (County) and Tennessee (State), the within named Robert K. Arnold, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 13th day of April, 2022.

(SEAL)

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Angie Seriana
Notary Public

My Commission Expires: December 30, 2023

Tennessee Certification of Electronic Document

I, TYRA E. DAVID, 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 APRIL 13, 2022 (date of document).

Affiant Signature

APRIL 13, 2022.
Date

State of NEW JERSEY

County of BURLINGTON

Sworn to and subscribed before me this 13th day of APRIL, 2022.

Notary's Signature

MY COMMISSION EXPIRES: MARCH 10th 2026

NOTARY'S SEAL

TIMOTHY S CHAMBERS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50154285
MY COMMISSION EXPIRES MAR. 10, 2026