Name and Address of New Owner:
Resicap Tennessee Owner II LLC
3630 Peachtree Road Northeast
Suite 1500, Atlanta, GA 30326

Send Tax Bills To:
Resicap Tennessee Owner II LLC
3630 Peachtree Road Northeast
Suite 1500, Atlanta, GA 30326

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133-16-0-229

Karen Johnson Davidson County
Batch# 851715 DEEDWARR
05/06/2022 12:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,294.63
20220506-0052514

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Katherine Gerstmann, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Resicap Tennessee Owner II LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Indian Mound Subdivision, of record in Plat Book 5800 Page 92, In the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Katherine Gerstmann, as her sole and separate property, by Warranty Deed from Brandon Emrick, Vice President of SunTrust Bank, Trustee of the Alessandra Villalobos SNT, of record in Instrument No. 20210331-0042487, in the Register's Office of Davidson County, Tennessee, dated March 30, 2021 and recorded on March 31, 2021.

Being the same property conveyed to SunTrust Bank, Trustee of the Alessandra Villalobos SNT, by Warranty Deed from Jeffery Jorgovan and Joan Jorgovan, Husband an Wife, of record in Instrument No. 20131209-0125018, in the Register's Office of Davidson County, Tennessee, dated December 03, 2013 and recorded on December 09, 2013.

This improved property known as 4821 Blue Spring Drive, Nashville TN 37211

This property is not a marital residence as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et. Seq., or other similar statute.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of April, 2022.

_____(SEAL)
Katherine Gerstmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2022, before me personally appeared Katherine Gerstmann, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2022.

_____
Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $349,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of April, 2022.

Notary Public
My commission expires: 7/9/24
File No. 2022-4611-SK

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 April 29, 2022.

Tori Cole

Affiant Signature

Date: 4/29/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this April 29, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM