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

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

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 852102 DEEDWARR
05/06/2022 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220506-0052632

Map & Parcel No: 075-07-0-044

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, **ABA Holdings, LLC, a Tennessee Limited Liability Company**, "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. 87 on the Plan of Section 2, Tulip Grove, of record in Book 3700, page 122, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to ABA Holdings, LLC, a Tennessee limited liability company, from Ronda Ann Cook by Warranty Deed dated August 30, 2019 and recorded September 11, 2019 in Instrument #20190911-0091711, said Register's Office.

Property more commonly known as 4405 Andrew Jackson Parkway, Hermitage TN 37076.

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 29th day of April, 2022.

ABA Holdings, LLC, a Tennessee Limited Liability Company

_____(SEAL)

By:

Its:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, of the state and county mentioned, personally appeared Anthony Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of ABA Holdings, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Davidson Co, this 29th day of April, 2022.

Notary Signature
Printed Name: Shannon ONeill
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL
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

