WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

O-BMR-22-1176

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 853208 **DEEDWARR**
05/10/2022 01:08:07 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20220510-0053433

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
ILE Bluerock Program Portfolio, LLC, a Delaware Limited Liability Company	new owner	
(NAME)	(NAME)	**052-08-0-118.00**
1159 Cottonwood Lane		
(ADDRESS)	(ADDRESS)	
Irving, TX 75038		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NYCOLE JOI HENDERSON F/K/A NYCOLE PEARSON AND ALEXANDER CLAY HENDERSON, A SINGLE MAN** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ILE BLUEROCK PROGRAM PORTFOLIO, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 30 on the Plan of Final Plat, Section One, Meadow Bend Subdivision of record in Plat Book 5200, Page 600, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nycole Pearson, a single woman and Alexander Clay Henderson, a single man, as Joint Tenants with Rights of Survivorship by Warranty deed from Charquet M. Smith, a single woman of record in Instrument No. 20190812-0080349 Register's Office for Davidson County, Tennessee, dated August 08, 2019 and recorded on August 12, 2019. Nycole Pearson having since married Alexander Clay Henderson and subsequent divorce pursuant to the Marital Dissolution Agreement and Final Decree of Divorce, Case No. 22D50, in the Third Cirucit Court of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 600, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 6180, Page 252, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1176 Sioux Terrace, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this the 3rd DAY OF MAY, 2022.

Nycole Joi Henderson F/K/A Nycole Pearson

Alexander Clay Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NYCOLE JOI HENDERSON F/K/A NYCOLE PEARSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

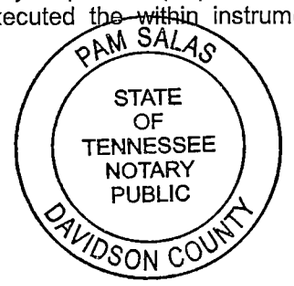


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDER CLAY HENDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2022.

Notary Public
My Commission Expires: 12/5/2025
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212