This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17223-TC

Karen Johnson Davidson County
Batch# 857083 DEEDWARR
05/17/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20220517-0056708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $449,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of May, 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 3630 Peachtree Road Northeast Suite 1500 Atlanta, GA 30326	New Owner	092 09 0 006.00

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, **Clean Foreclosures USA, LLC, a Georgia Limited Liability Company**, hereinafter called the Grantors, 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:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of College Hill subdivision, Section II of record in Plat Book 2133, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Said Lot Number 90 fronts 83 feet on the Northerly margin of Clifton Avenue and Extends back 121.99 feet along parallel lines to a dead line in the rear measuring 93 feet thereon.

Being the same property conveyed to Clean Foreclosures USA, LLC, a Georgia Limited Liability Company, by Warranty Deed from Douglas E. Betty and Laura R. Betty, Husband and Wife, of record in Instrument No. 20211207-0162344, in the Register's Office of Davidson County, Tennessee, dated December 01, 2021 and recorded on December 07, 2021.

Being the same property conveyed to Douglas E. Betty and Laura R. Betty, husband and wife, by Special Warranty Deed from HSBC Bank USA, N.A., as Trustee for the Registered Holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE2, of record in Instrument No. 20081211-0119275, in the Register's Office of Davidson County, Tennessee, dated December 08, 2008 and recorded on December 11, 2008.

This is improved property located at: **3610 Clifton Avenue, Nashville, TN 37209.**

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 04 day of May, 2022.

GRANTOR:

Clean Foreclosures USA, LLC, a Georgia Limited Liability Company

By: _____
Michael J. Diethlem, Member

STATE OF Georgia
COUNTY OF Fulton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Clean Foreclosures USA, LLC, the maker, and as such Member of Clean Foreclosures USA, LLC is authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 04 day of May, 2022.

KELLI E. MICHIE NOTARY PUBLIC CHEROKEE COUNTY EXPIRES GEORGIA May 22, 2023

Kelli E. Michie
Notary Public
My Commission expires: 05/22/2023

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 May 9, 2022.

Tori Cole

Affiant Signature

Date: 5/9/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 9, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

