This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17404-TC

Karen Johnson Davidson County
Batch# 859675 DEEDWARR
05/20/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220520-0058865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $399,999.00.

Affiant

Subscribed and sworn to before me, this the 16th 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	076 05 0 101.00

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, we, **James Deatrick, Jr, an unmarried man and Daryl Spicer, a married man**, 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. 103 On The Plan Of Hidden Hill of Record in Book 4860, Page 43, Register's Office for said County.

Said Lot No. 103 fronts 80.0 feet on the Easterly Margin of Hidden Hill Drive, extends back 180.22 feet on the Northerly line and 170.15 feet on the Southerly line to a dead line in the rear, measuring 80.63 feet thereon.

Being the same property conveyed to James Deatrick Jr. and Daryl Spicer, by Warranty Deed from Jean Russell, an unmarried woman, of record in Instrument No. 20190118-0005209, in the Register's Office of Davidson County, Tennessee, dated January 14, 2019 and recorded on January 18, 2019.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

This is improved property located at: **628 Hidden Hill Drive, Hermitage, TN 37076.**

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

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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 16th day of May, 2022.

GRANTOR:

James Deatrick, Jr

Daryl Spicer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Deatrick, Jr and Daryl Spicer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of May, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

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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 16, 2022.

Tori Cole

Affiant Signature

Date: 5/16/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 16, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

