Karen Johnson Davidson County
Batch# 860398 DEEDWARR
05/23/2022 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220523-0059213

STATE OF _____
COUNTY OF _____

This Instrument Prepared By:
Ella Fox
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

The actual consideration or value, whichever is greater, for this transfer is 340,000.00

Seth Brody Brewer
Seth Brody Brewer

Amelia Brewer Amelia Christine Brewer
Amelia Brewer

Kaila Campbell
ID NUMBER
132333198
COMMISSION EXPIRES
January 28, 2024

Notarized online using audio-video communication

Subscribed and sworn to before me this 30 day of April, 2022.

Kaila Campbell
Notary Public

My Commission Expires: 01/28/2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
HPA CL2 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	HPA CL2 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	148-12-0-073.00,

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Seth Brody Brewer and Amelia Brewer, Husband And Wife hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto HPA CL2 LLC hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of The Hazelwood Subdivision, Section Two-A, of record in Book 3500, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning in the northerly margin of Irma Drive at the common front corner of Lots 9 and 10; thence northerly 146.56 feet to the common corner of Lots 8, 9 and 10; thence northeasterly 133.23 feet to a point; thence southerly 205.56 feet to a point on the northerly margin of Irma Drive; thence westerly 87.92 feet to the beginning.

NOTE: See Surveyor's Correction to Certain Lots in Hazelwood Subdivision Section Two-A (Book 3648, Page 218) - After the subdivision plat was recorded (in Book 3500, Page 27), surveyor found the lot line distance between Lots 9 and 10 should be 146.56 feet instead of 121.56 feet, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Seth Brody Brewer, unmarried from Jodene Stinson, married dated 7/22/2019, recorded 7/30/2019 in Instrument No. 20190730-0074703, Register's

Office for Davidson County, Tennessee.

Property ID: 148 12 0 073.0

Property Address: 896 Irma Drive, Antioch, TN 37013

This is improved property located at 896 Irma Drive, Antioch, TN 37013, Davidson County.

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, its successors and assigns, forever; and we do covenant with the said GRANTEE 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, its successors 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 our hands this 30 day of April, 2022.

Seth Brody Brewer

Seth Brody Brewer

Amelia Brewer

Amelia Brewer

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a notary public in and for said Harris (County) and Texas (State), the within named Amelia Christine Brewer & Seth Brody Brewer, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Texas, Harris, this 30 day of April, 2022.

Kaila Campbell

Notary Public

(SEAL)

Kaila Campbell
ID NUMBER
132333198
COMMISSION EXPIRES
January 28, 2024

My Commission Expires: 01/28/2024

Notarized online using audio-video communication

COMPLIANCETAXPRORATIONGENCLOSINGAGREEMENT
Rev. 2/4/16
RLM/hmo

Tennessee Certification of Electronic Document

I, BILL WAKNER, do hereby make oath that I am a licensed attorney and/or 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 4/30/22 (date of document).

Affiant Signature

4/30/22
Date

State of NEW JERSEY

County of BURLINGTON

Sworn to and subscribed before me this 30 day of APRIL, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2/13/2023

NOTARY'S SEAL

Robert D Lunt Jr.
Notary Public
New Jersey
My Commission Expires 2-13-2023
No. 50076925