Karen Johnson Davidson County
Batch# 862150 DEEDWARRSP
05/25/2022 09:09:30 AM 5 pgs
Fees: $28.00 Taxes: $2,035.00
20220525-0060420

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2134287

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Keving Michael Bowden and **Sarah Ann Essaied**, 507 Croley Drive, Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 091131T00200CO

SPECIAL WARRANTY DEED

BETTER REAL ESTATE, LLC, hereinafter grantor, whose tax-mailing address is **175 Greenwich Fl 59, New York City, NY 10007**, for $550,000.00 (Five Hundred Fifty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Kevin Michael Bowden** and **Sarah Ann Essaied**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **507 Croley Drive, Nashville, TN 37209**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a _____ recorded as Instrument No 20211025-0147388 on 10/25/2021 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091131T00200CO

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on May 3RD, 2022:

BETTER REAL ESTATE, LLC

Natalie McQuaid

By: Natalie McQuaid

Its: Senior Closing Manager

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on May 3RD, 2022 by Natalie McQuaid the Senior Closing Manager on behalf of **BETTER REAL ESTATE, LLC** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Barbara Judge
Notary Public

BARBARA JUDGE
Notary Public - Arizona
Maricopa County
Commission # 580012
My Comm. Expires Apr 11, 2024

Maximum principal indebtedness for Tennessee recording tax purposes is **$550,000.00**.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Arizona
County of Maricopa

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$550,000**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3RD day of May, 2022.

Natalie McQuaid
Affiant

Natalie McQuaid
Print Name

BARBARA JUDGE
Notary Public - Arizona
Maricopa County
Commission # 580012
My Comm. Expires Apr 11, 2024

(Seal)

Barbara Judge
Notary Public

My commission expires:
4/11/2024

Barbara Judge
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B OF RESIDENCES AT 507 CROLEY DRIVE, AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20210719-0096298, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

PROPERTY ADDRESS 507 CROLEY DRIVE, NASHVILLE, TN 37209

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 **05/03/2022** (date of document).

Courtney Kern
Affiant Signature

05/13/2022
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this **13TH** day of **MAY**, 2**022**.

Suzanne G Rafla
Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145