This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16937-TC

Karen Johnson Davidson County
Batch# 863067 DEEDWARR
05/26/2022 11:10:30 AM 6 pgs
Fees: $33.00 Taxes: $1,776.00
20220526-0061313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd 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	033 14 0 087.00

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, **Richard Scott Hamilton, Executor and Devisee, and John Shannon Hamilton, Devisee, and Jennifer H. Cryer, Devisee, and Ruth Alicia Hamilton, Devisee of the Estate Richard E. Hamilton**, 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. 19 on the plan of Pleasant Hill, of record in Book 2900, Page 69, said Register's Office.

Said Lot No. 19 fronts 110 feet on the South side of Nella Drive and runs back 327.3 feet on the West line and 412 feet on the East line to a dead line in the rear, which is a broken line, on which it measures 137.7 feet.

Being the same property conveyed to Richard E. Hamilton, by Quitclaim Deed from Margie T. Santi (formerly Margie T. Santi-Hamilton), of record in Instrument No. 20060125-0009311, in the Register's Office of Davidson County, Tennessee, dated January 23, 2006 and recorded on January 25, 2006.

Being the same property conveyed to Richard E. Hamilton and Wife, Margie T. Santi-Hamilton, by Warranty Deed from William R. Brann and wife, Janice F. Brann, of record in Book 9942, Page 118, in the Register's Office of Davidson County, Tennessee, dated August 18, 1994 and recorded on August 22, 1994.

This Instrument executed on behalf of Ruth Alicia Hamilton and Jennifer Cryer, Devisees of Estate of Richard E. Hamilton ("Principal") by Richard Scott Hamilton and John Shannon Hamilton pursuant to the Power of Attorney of record in Instrument Number _202205260061311_____ and _20220526006131 2_____, Register's Office for Davidson County, Tennessee.

This is improved property located at: **803 Nella Drive, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2022 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 23rd day of May, 2022.

GRANTOR:

The Estate of Richard E. Hamilton

By: Ruth Alicia Hamilton by Richard Scott Hamilton her attorn in fact
Ruth Alicia Hamilton, by Richard Scott Hamilton, her attorney-in-fact, devisee of Richard E. Hamilton

By: Richard Scott Hamilton
Richard Scott Hamilton, devisee of Richard E. Hamilton and Executor of the Estate of Richard E. Hamilton

By: Jennifer Cryer by John Shannon Hamilton HER ATTORNEY IN FAC
Jennifer Cryer, by John Shannon Hamilton, her attorney-in-fact, devisee of Richard E. Hamilton

By: John Shannon Hamilton
John Shannon Hamilton, devisee of Richard E. Hamilton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Scott Hamilton the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Ruth Alicia Hamilton ("Principal"), devisee of Richard E. Hamilton, as Attorney-in-Fact and as the free Act and Deed of the said Principal.

Witness my hand and official seal at office, this 23rd day of May, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/26

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Scott Hamilton, devisee of Richard E. Hamilton, and Richard Scott Hamilton, acting as Executor and devisee of the Estate of Richard E. Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of May, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/26

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Shannon Hamilton, devisee of Richard E. Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of May, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/26

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Shannon Hamilton the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jennifer Cryer ("Principal"), devisee of Richard E. Hamilton, as Attorney-in-Fact and as the free Act and Deed of the said Principal.

Witness my hand and official seal at office, this 23rd day of May, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/26

EXHIBIT "A"

TO Warranty Deed
From: Richard Scott Hamilton, Executor and Devisee of Estate of Richard E. Hamilton, John Shannon Hamilton, Devisee, Jennifer H. Cryer, Devisee, and Ruth Alicia Hamilton, Devisee of Estate of Richard E. Hamilton
To: Resicap Tennessee Owner II LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal, Ruth Alicia Hamilton, thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Richard Scott Hamilton

WITNESS my hand and seal at office this 23rd day of May, 2022.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "B"
TO Warranty Deed
From: Richard Scott Hamilton, Executor and Devisee of Estate of Richard E. Hamilton, John Shannon Hamilton, Devisee, Jennifer H. Cryer, Devisee, and Ruth Alicia Hamilton, Devisee of Estate of Richard E. Hamilton
To: Resicap Tennessee Owner II LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal, Jennifer Crye, thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

John Shannon Hamilton

WITNESS my hand and seal at office this 23rd day of May, 2022.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 23, 2022.

Tori Cole

Affiant Signature

Date: 5/23/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 23, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

