This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-17484-LV

Karen Johnson Davidson County
Batch# 863132 DEEDWARR
05/26/2022 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20220526-0061406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $449,900.00.

Affiant

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 23rd day of May, 2022.

Notary Public
My Commission Expires: 7/9/24

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	075 09 0 188.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Steven J. Steinpas, married**, hereinafter called the Grantor(s), 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 Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1135 Hermitage Hills, Section 9, as shown by plat of record in Plat Book 3600, Page 97, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steven J. Steinpas, unmarried, by Warranty Deed from William Johnson and wife, Ruth Johnson, of record in Book 11680, Page 661, in the Register's Office of Davidson County, Tennessee, dated September 24, 1999 and recorded on September 29, 1999.

Wenona Hartley joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **240 Bonnafield 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 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:

Steven J. Steinpas

Wenona Hartley

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven J. Steinpas and Wenona Hartley, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and 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

202205260061406

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

