This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17516-TC

Karen Johnson Davidson County
Batch# 863231 DEEDWARR
05/26/2022 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220526-0061531

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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	175-06-0A-151.00

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, I **Kapil Kay Kharel, a married man**, hereinafter called the Grantor, 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. 107 (One Hundred Seven) on the Plan of Phase One, Section Two, The Preserve At Old Hickory, "Cluster Lot Subdivision", as shown on Plat of record in Plat Instrument No. 20061031-0135248, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kapil Kay Kharel, an unmarried man by Warranty deed from William S. Benson, unmarried, of record in Instrument No. 20160328-0028247 Register's Office for Davidson County, Tennessee, dated March 17, 2016 and recorded on March 28, 2016.

Kalpana Rai joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **5132 Preserve Boulevard, Antioch, TN 37013**

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:

Kapil Kay Kharel

Kalpana Rai

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kapil Kay Kharel and Kalpana Rai, 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 23rd day of May, 2022.

Notary Public
My Commission expires: 4/27/2025

COMMONWEALTH OF PENNSYLVANIA NOTARY SEAL
Toccara Shaytay Brown, NOTARY PUBLIC
Dauphin County
My Commission Expires 04/27/2025
Commission Number 1391161

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 24, 2022.

Tori Cole

Affiant Signature

Date: 5/24/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 24 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

