This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16924-TC

Karen Johnson Davidson County
Batch# 864305 DEEDWARR
05/27/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220527-0061827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 24 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 01 0 006.00

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, **Monica Pruitt, an unmarried woman**, 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 a part of Lot 48 on the plan of Plantation Estates, Section 3, as of record in Book 3700, Page 141, Register's Office, Davidson County, Tennessee, as shown by a survey of John Kohl, dated April 9, 1971.

Said parts of lots form one tract or parcel which fronts 130.50 feet on the Easterly margin of Carlin Drive and runs back between unparallel lines which measure 410 feet on the North side line, 385 feet on the South side line and 101 feet on the rear.

Being the same property conveyed to Monica Pruitt, by Warranty Deed from Estate Holdings LLC, of record in Instrument No. 20220331-0037304, in the Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on March 31, 2022.

Being the same property conveyed to Estate Holdings LLC, by Warranty Deed from Ronald L. Parrish and Judith D. Parrish, of record in Instrument No. 20220331-0037300, in the Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on March 31, 2022.

Being part of the same property conveyed to Ronald L. Parrish and Judith D. Parrish, by Quitclaim Deed from Federal Deposit Insurance Corporation, in its Corporate Capacity as Liquidator of United Southern Bank of Nashville, of record in Book 6486, Page 41, in the Register's Office for Davidson County, Tennessee, dated January 29, 1985 and recorded on February 4, 1985.

Being the same property conveyed to United Southern Bank of Nashville, by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Book 5868, Page 660, in the Register's Office for Davidson County, Tennessee, dated March 31, 1982 and recorded on April 1, 1982.

Being the same property conveyed to Irene Brannen Brown, by Quitclaim Deed from Robert M. Garfinkle, of record in Book 5631, Page 651, in the Register's Office for Davidson County, Tennessee, dated July 9, 1980 and recorded on August 1, 1980.

Being the same property conveyed to Robert M. Garfinkle, by Quitclaim Deed from Charles Roth Brown and Irene Brannen Brown, of record in Book 5631, Page 651, in the Register's Office for Davidson County, Tennessee, dated July 9, 1980 and recorded on August 1, 1980.

Being the same property conveyed to Charles Roth Brown et ux Irene Brannen Brown, by Warranty Deed from John B. Gibbs et ux Betty L. Gibbs, of record in Book 4496, Page 371, in the Register's Office for Davidson County, Tennessee, dated April 22, 1971 and recorded on April 26, 1971.

This is improved property located at: **954 Carlin Street, Goodlettsville, TN 37072**

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 24th day of May, 2022.

GRANTOR:

Monica Pruitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Monica Pruitt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of May, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202205270061827

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

