Karen Johnson Davidson County
Batch# 866831 DEEDWARR
06/03/2022 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $979.64
20220603-0063988

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Resicap Tennessee Owner II LLC 3630 Peachtree Road NE Suite 1500 Atlanta GA 30326	Resicap Tennessee Owner II LLC 3630 Peachtree Road NE Suite 1500 Atlanta GA 30326	150-03-0-371.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Theo Egbujor a/k/a Theophilus Egbujor, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Resicap Tennessee Owner II LLC, a Delaware Limited Liability Company,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 425 on the Plan of Section Nine, "The Country" of record in Plat Book 6900, Page (s) 285 and 286, 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 Theo Egbujor, Married by Warranty deed from Laura H. Reece and Husband, Greggory Allen Reece of record in Instrument No. 20191112-0115940 Register's Office for Davidson County, Tennessee, dated November 06, 2019 and recorded on November 12, 2019.

The property described above was used for investment purposes only and has never been the residence of the Grantor.

Limited Power of Attorney for Theophilus Egbujor dated December 1, 2021 and recorded February 2, 2022 in Instrument No. 20220202-0012175, in the Register's Office of Davison County, Tennesse

Being also known as 1108 Elkader Court South Nashville, Tennessee 37013.

(Address for informational purposes only)

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of May, 2022.

Theo Egbujor, Jr.
_____(SEAL)
Theo Egbujor aka Theophilus Egbujor, by
Theo Egbujor, Jr., his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2022, before me personally appeared Theo Egbujor, Jr., as Attorney in Fact for Theo Egbujor a/k/a/ Theophilus Egbujor to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of May, 2022.

Kristina Bagwell Notarized online using audio-video communication
Notary Signature
My commission expires:
09/08/2025

KRISTINA BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

On ine Notary Public
My Commission Expires
September 8 2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $264,767.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of May, 2022.

Notary Public
My commission expires:_____
File No. 2022-883

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

Tennessee Certification of Electronic Document

I, Melissa Lew, 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 5/27/22 (date of document).

Affiant Signature

5/31/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

