Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17623-TC

Karen Johnson Davidson County
Batch# 868401 DEEDWARR
06/07/2022 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20220607-0065135

STATE OF TENNESSEE
COUNTY OF Davidson

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $386,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2022.

Notary Public
My Commission Expires: 3/3/26

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	061 05 0A 025.00

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/we, **Jeffrey Howat and Carol Howat, husband and wife**, 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), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 97, as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591, in the Register's Office for Davidson County, Tennessee, as amended by the Amendments of record in Book 7548, Page 612, and in Book 7654, Page 439, in the Register's Office for Davidson County, Tennessee, and as shown and described on the Condominium site plan of Phase II, Poplar Glen, of record in Book 6900, Page 764, in the Register's Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by an instrument of record in Book 7534, Page 591, in the Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Jeffrey Howat and Carol Howat, Husband and Wife, by QuitClaim Deed from Jeffrey Howat a/k/a Jeffrey M. Howat, a married man, of record in Instrument No. 20180906-0088337, in the Register's Office of Davidson County, Tennessee, dated March 09, 2018 and recorded on September 06, 2018.

Being the same property conveyed to Jeffrey M. Howat, a married man, by Warranty Deed from Eric Sox, a married man and George Brandt, a married man, of record in Instrument No. 20150420-0034997, in the Register's Office of Davidson County, Tennessee, dated April 16, 2015 and recorded on April 20, 2015.

This is ☒ improved or ☐ unimproved property located at: **405 Lemont Drive, Nashville, TN 37216**

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 24 day of May 2022.

GRANTOR:

Jeffrey Howat

Carol Howat

Carol Howat

STATE OF Illinois
COUNTY OF Lake

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jeffrey Howat and Carol Howat,** 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 24th day of May, 2022.

Notary Public
My Commission expires: 11/13/2022

JAMES CRAIG MALLES
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 13, 2022

202206070065135

Certificate of Authenticity

I, Storey Carver, 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 June 1, 2022.

Storey Carver
Affiant Signature

6/1/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of June 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

