Karen Johnson Davidson County Batch# 874931 DEEDWARR 06/21/2022 01:52:30 PM 3 pgs Fees: $18.00 Taxes: $1,480.00 20220621-0070495	STATE OF TENNESSEE COUNTY OF RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is $400,000.00 Affiant Subscribed and sworn to before me, this the 13th day of June, 2022. Notary Public My Commission Expires: 3/11/26 (AFFIX SEAL)

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Hudson SFR Property Holdings III LLC	Hudson SFR Property Holdings III LLC	064 16 0D 198.00
2711 N Haskell Avenue, Suite 2100	2711 N Haskell Avenue, Suite 2100	
Dallas, TX 75204	Dallas, TX 75204	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nickalus Allen J. Mocabee, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hudson SFR Property Holdings III LLC

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Section Four, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20020528-0064435, 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 Nickalus Allen J. Mocabee, a single man, by Warranty Deed from Bhavika Patel, a single woman, of record in Instrument No. 20190521-0047904 in the Register's Office of Davidson County, Tennessee,dated May 15, 2019 and recorded on May 21, 2019

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 2704 Spring Farm Ct, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9 MAJM day of June, 2022.

Nickalus Allen J. Mocabee

STATE OF FLORIDA
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nickalus Allen J. Mocabee and with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at (City) Pensacola, Florida, this 9 of June, 2022.

Notary Public

My Commission Expires:

(SEAL)

SUSAN MURPHY
MY COMMISSION # GG 275839
EXPIRES: November 12, 2022
Bonded Thru Notary Public Underwriters

Tennessee Certification of Electronic Document

I, Jonathan Boggus, 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 June 9, 2022 (date of document).

Affiant Signature

6/13/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 13th day of June, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

