Karen Johnson Davidson County
Batch# 881735 DEEDWARR
06/30/2022 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,215.45
20220630-0075944

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17736-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $328,500.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 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 076.00

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, **Victor A. Risco Baca, an unmarried 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 all of Lot No. 130 (One Hundred Thirty) on the plan of Final Plat, Section One The Preserve at Old Hickory "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Victor A. Risco Baca, by Quitclaim Deed from Maria Del Colon-Rivera, (being one and the same as Maria Del Carmen Colon Rivera), for the express purpose of making a reconveyance due to a divorce action filed in the Circuit Court for Davidson County, Tennessee, between Victor A. Risco Baca (being one and the same as Victor August Risco Baca), Plaintiff, and Maria Del Colon-Rivera, (being one and the same as Maria Del Carmen Colon Rivera), Defendant, of record in Instrument No. 20100317-0020016, in the Register Office of Davidson County, Tennessee, dated March 16, 2010 and recorded on March 17, 2010.

Being the same property conveyed to Victor A. Risco Baca and Maria Del Colon-Rivera, Husband and Wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20080703-0068867, in the Register Office of Davidson County, Tennessee, dated June 30, 2008 and recorded on July 03, 2008.

This is improved property located at: **813 Birchmill Point North, 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 29th day of June, 2022.

GRANTOR:

Victor A. Risco Baca

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victor A. Risco Baca, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of June, 2022.

Notary Public
My Commission expires: 11/6/24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202206300075944

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 June 30, 2022.

Tori Cole

Affiant Signature

Date: 6/30/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this June 30, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

