This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18079-TC

Karen Johnson Davidson County
Batch# 884292 DEEDWARR
07/05/2022 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20220705-0077548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $431,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of July, 2022.

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/9/24

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	134 13 0 250.00

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, we, **Carlos Miguel Hernandez Hernandez and wife, Raquel Diaz Arteaga**, hereinafter called the Grantors, 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 Lot No. 85 on the Plan of Phase One, Woodland Hills, of record in Book 6900, Pages 666-669, as amended in Book 7564, Page 404, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carlos Miguel Hernandez Hernandez and wife, Raquel Diaz Arteaga, by Quitclaim Deed from Carlos Miguel Hernandez, of record in Instrument No. 20210702-0089761, in the Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on July 2, 2021.

Being the same property conveyed to Carlos Miguel Hernandez, a married man, by Warranty Deed from Luke Argall and Kevin Argall, Husband and Wife, and Kathleen Berger, an unmarried woman, of record in Instrument No. 20191010-0103859, in the Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on October 10, 2019.

This is improved property located at: **4705 Reischa Drive, Nashville, TN 37211**

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 5th day of July, 2022.

GRANTOR:

Carlos Miguel Hernandez

Carlos Miguel Hernandez

RAquel DIAZ ARTEAGA

Raquel Diaz Arteaga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carlos Miguel Hernandez and Raquel Diaz Arteaga, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of July, 2022.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202207050077548

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 July 5, 2022.

Tori Cole

Affiant Signature

Date: 7/5/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 5, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

