Karen Johnson Davidson County
Batch# 887838 DEEDWARR
07/12/2022 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20220712-0080114

This Instrument Prepared By:
Nora Middleton
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 307,000.00

Jones Construction LLC

Dwayne Jones, Managing Member

By: Dwayne Jones, Managing Member

STATE OF FLORIDA, COUNTY OF MIAMI DADE

ANN JAMES JOSEPH
Notary Public - State of Florida
Commission # HH109679
Expires on March 28, 2025

Subscribed and sworn to before me this 7th day of July, 20 22 by Dwayne Mark Jones Managing member for Jones Construction LLC

Notary Public Ann James Joseph

My Commission Expires: 03/28/2025

Type of ID Produced: TN Drivers License

Notarized online using audio-video communication

Address of New Owner:	Send Tax Bills to:	Tax Information:
HPA CL2 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	HPA CL2 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	163160C32600CO

WARRANTY DEED

For and in consideration of the sum of ~~Ten Dollars~~ THREE HUNDRED SEVEN THOUSAND, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jones Construction LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto HPA CL2 LLC, a Delaware Limited Liability Company, hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 326, of Phase 3-B of Matlock Townhomes, being Private Elements within a Horizontal, Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543, Instrument No. 20100503-0033517, Instrument No. 20101216-0099939, Instrument No. 20111228-0101458, Instrument No.20170612-0058618, and Instrument No. 20200828-0098062 (which adds Phase 3-B, and depicts the above-referenced Units on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 3-8), and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Units as specified by said Master Deed and the amendments thereto, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Jones Construction, LLC, a Tennessee Limited Liability Company, by Quitclaim deed from J Core Properties, LLC, a Tennessee Limited Liability Company, dated February 21, 2022 in Instrument No. 20220308-0026572, in the Registers Office for Davidson County, Tennessee.

Parcel Identification Number: 163160C32600CO

Being the same property conveyed to Jones Construction LLC, a Tennessee Limited Liability Company by deed from J Core Properties, LLC, a Tennessee Limited Liability Company dated 02/21/2022 in Instrument 20220308-0026572.

This is improved property located at 2424 Danilynn Drive, Nashville, TN 37013, Davidson County.

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 successors and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 our hands this 7th day of July, 2022.

Jones Construction LLC

Dwayne Jones, Managing Member

By: Dwayne Jones, Managing Member

STATE OF Florida
COUNTY OF Miami Dade

Personally appeared before me, the undersigned, a notary public in and for said Miami Dade (County) and Florida (State), the within named Dwayne Mark Jones as Managing Member for Jones Construction LLC, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at N/A, N/A, this 7th day of July, 2022.

Ann James Joseph

Notary Public Ann James Joseph

(SEAL)

ANN JAMES JOSEPH
Notary Public - State of Florida
Commission # HH109679
Expires on March 28, 2025

My Commission Expires: 03/28/2025

Type of ID Produced: TN Drivers License

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, TYRA E. DAVIS, 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 July 7, 2022 (date of document).

Tyra E. Davis
Affiant Signature

July 7, 2022
Date

State of New Jersey

County of Burlington

Sworn to and subscribed before me this 7th day of July, 2022.

Karla E Volgarino
Notary's Signature

MY COMMISSION EXPIRES: March 23, 2026

NOTARY'S SEAL

KARLA E VOLGARINO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50155441
MY COMMISSION EXPIRES MAR. 23, 2026