This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18134-TC

Karen Johnson Davidson County
Batch# 892519 DEEDWARR
07/22/2022 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220722-0084176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 22nd day of July, 2022.

Notary Public
My Commission Expires: 2/9/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Resicap Tennessee Owner III LLC 3630 Peachtree Road Northeast Suite 1500 Atlanta, GA 30326	New Owner	059 11 0 112.00

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, **Shannon Sanders, Jr., unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Resicap Tennessee Owner III 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(s) 457, as shown on the map entitled the Plan of Section 3 Haynes Manor, of record in Book 4175, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Shannon Sanders, Jr., unmarried man, by General Warranty Deed from Alfred D. Brown, Executor of The Estate of Clara James Copeland, of record as Instrument No. 20210326-0039920, in the Register's Office of Davidson County, Tennessee, dated March 24, 2021 and recorded on March 26, 2021.

Being the same property conveyed to Clara J. Copeland, a widow, by Quitclaim Deed from John L. Copeland and wife, Clara J. Copeland, John L. Copeland now deceased, of record as Instrument No. 20170524-0051463, in the Register's Office of Davidson County, Tennessee, dated May 18, 2017 and recorded on May 24, 2017. The said Clara James Copeland having since died on March 27, 2020. Also please see Probate for Clara J. Copeland in Docket No. 20P823.

Being the same property conveyed to John L. Copeland and wife, Clara J. Copeland, by Warranty Deed from, William W. Browne and wife, Nancy Browne, of record in Book 4877, Page 109, in the Register's Office of Davidson County, Tennessee, dated December 20, 1974 and recorded on December 24, 1974. The said John L. Copeland was deceased last May 13, 1987.

This is improved property located at: **3860 Woodward Drive, Nashville, TN 37207**

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 22nd day of July, 2022.

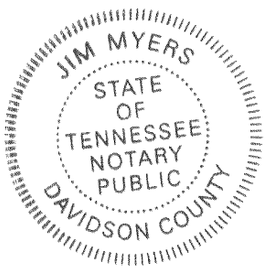
GRANTOR:

Shannon Sanders, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shannon Sanders, Jr., 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of July, 2022.



Notary Public
My Commission expires: 11-6-2024

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 22, 2022.

Tori Cole

Affiant Signature

Date: 7/22/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 22, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

