Karen Johnson Davidson County
Batch# 904546 DEEDWARRSP
08/17/2022 03:08:30 PM 6 pgs
Fees: $33.00 Taxes: $1,320.90
20220817-0093394

Commitment Number: 220478436
Seller's Loan Number: 3325 Kings Ln

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
RESICAP TENNESSEE OWNER III LLC, 3325 Kings Ln., Nashville, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
058 16 0 103.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the August 15, 2022, by and between **KATHRYN CATTANEO**, whose mailing address is **3325 Kings Ln., Nashville, TN 37218**, hereinafter grantor, and party of the first part, for $357,000.00 (Three Hundred Fifty Seven Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **RESICAP TENNESSEE OWNER III LLC**, hereinafter grantee, party of the second part, whose tax mailing address is **3630 Peachtree Road NE, Suite 1500, Atlanta, GA 30326**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $357,000.00 (Three Hundred Fifty Seven Thousand Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **3325 Kings Ln., Nashville, TN 37218**.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded as Instrument No. 20210928-0130405 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 058 16 0 103.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Exhibit A

Being Lot No. 219 on the Plan of Haynes Park, Section 3, of record in Plat Book 4460, page 185, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof. Commonly known as: 3325 Kings Ln Nashville, TN 37218 Parcel ID: 058 16 0 103.00

Executed by the undersigned on Aug. 15, 2022.

KATHRYN CATTANEO

STATE OF Tennessee

COUNTY OF Williamson

Before me, Cheryl D. Bolander, a Notary Public of said State and County aforesaid, personally appeared **KATHRYN CATTANEO** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be the within named Grantor, Party of the First Part and Bargainor.

Witness my hand and seal, this 15th day of Aug., 2022

Cheryl D. Bolander
Notary Public

My Commission Expires 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $357,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15th day of August, 2022.

Affiant

Elizabeth J. Barnes
Print Name

(Seal)

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires:

9/20/2025

Cheryl D. Bolander
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, JENNIFER DURKOS, 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 08/15/2022 (date of document).

Affiant Signature

08/17/2022
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 17TH day of AUGUST, 2022.

Notary's Signature

MY COMMISSION EXPIRES: Nov 8 2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MICHAEL J. WEBB, Notary Public
Allegheny County
My Commission Expires November 8, 2025
Commission Number 1290457