Karen Johnson Davidson County
Batch# 908718 DEEDWARRSP
08/26/2022 01:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220826-0096657

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 350,000.00.

Affiant

Subscribed and Sworn before me this 25th day of August , 2022.

Notary Public
My commission expires:
Nov 8 2025

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Resicap Tennessee Owner III LLC 505 Grand Lagoon, Nashville, TN 37115	New Owner	052-08-0A-302-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jessica L. Reaves, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Resicap Tennessee Owner III LLC, a Delaware Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot no. 94, Phase Two, Section Five of Heron Walk Subdivision, a Planned Unit Development of record in Plat Book 9700, Page 923, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jessica L. Reaves, unmarried woman, by Warranty Deed from Krik Herod, also known as Harold K. Herod Jr., and wife Maritza Herod dated April 13, 2017 and recorded April 18, 2017 of record in Instrument Number 20170418-0037712, in the Register's Office of Davidson County, Tennessee.

James Finch joins in the execution of this instrument for the purpose of conveying and/all interest he may have in subject property by virtue of his marriage to Jessica L. Reaves.

This is [X] improved [ ] unimproved property known as 505 Grand Lagoon, Nashville, TN 37115 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 25th day of August , 2022.

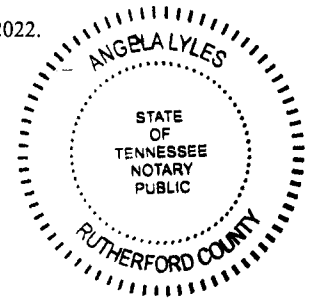
Jessica L. Reaves

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 25th day of August, 2022, before me personally appeared Jessica L. Reaves, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of August, 2022.

Notary Signature
My commission expires: 3/22/24



IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 22 day of August, 2022.

James Finch

STATE OF Calif.
COUNTY OF San Joaquin

On this 22ND day of August, 2022, before me personally appeared James Finch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22ND day of August, 2022.

Notary Signature
My commission expires: 10/28/24

LAURIE KUIL
Notary Public - California
San Joaquin County
Commission # 2334541
My Comm. Expires Oct 28, 2024

Tennessee Certification of Electronic Document

I, Michael Webb, 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 August 22, 2022 (date of document).

Michael Webb
Affiant Signature

August 26 2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 26 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: March 13, 2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Heather L. Burroughs, Notary Public
Allegheny County
My commission expires March 13, 2026
Commission number 1328277
Member, Pennsylvania Association of Notaries