Karen Johnson Davidson County
Batch# 915152 DEEDWARR
09/12/2022 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,499.98
20220912-0101555

This Instrument Prepared By:
Susan C. Igielski
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

STATE OF NEW JERSEY
COUNTY OF BURLINGTON

The actual consideration or value, whichever is greater, for this transfer is 405,400.00

ROBERT A LINDEMANN JR
OFFICIAL SEAL
NOTARY PUBLIC
STATE OF ILLINOIS
Notary Public - State of Illinois
My Commission Expires
April 18, 2026

Subscribed and sworn to before me this 15th day of September, 2022

Notary Public

My Commission Expires: April 18, 2026

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jeremy Collins and Jamie Collins 5421 Roxborough Point Hermitage, TN 37076	Jeremy Collins and Jamie Collins 5421 Roxborough Point Hermitage, TN 37076	098-02-0-063.00,

WARRANTY DEED

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

HPA II BORROWER 2021-1 LLC, a Delaware Limited Liability Company hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JEREMY COLLINS and JAMIE COLLINS, Husband And Wife hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 10, on the plan of Roxborough East, Phase II-B, of record in Plat Book 7900, Page 601, and corrected in Book 9153, Page 487, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to HPA II Borrower 2021-1 LLC from HPA US1 LLC, dated May 5, 2021 and recorded August 11, 2021 in Instrument No. 20210811-0108127, Register's Office for Davidson County, Tennessee.

Parcel Identification Number: 098-02-0-063.00

This is improved property located at 5421 Roxborough Point, Hermitage, TN 37076, 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 1st day of September, 2022.

HPA II BORROWER 2021-1 LLC

By: Cartan Clarke, Authorized Signer

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a notary public in and for said Cook (County) and Illinois (State), the within named Cartan Clarke, Authorized Signer, 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 _____, _____, this 1st day of September, 2022.

Notary Public

(SEAL)

My Commission Expires: 04/18/2026

ROBERT A LINDEMANN JR
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
April 18, 2026

Tennessee Certification of Electronic Document

I, Bill Warner, 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 9/01/2022 (date of document).

Bill Warner
Affiant Signature

9/01/2022
Date

State of New Jersey

County of Gloucester

Sworn to and subscribed before me this 1st day of September, 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