Karen Johnson Davidson County
Batch# 926642 DEEDWARR
10/06/2022 10:32:30 AM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20221006-0110247

Commitment Number: 220526059
Seller's Loan Number: 3429 Moonlight Dr

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**, 3630 Peachtree Rd., NE, Suite 1500, Atlanta, GA 30326

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**50-6-69.00**

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## GENERAL WARRANTY DEED

**WILLA J. MARTIN**, an unmarried woman, whose mailing address is **3429 Moonlight Dr., Nashville, TN 37207**, hereinafter grantor, for $300,000.00 (Three Hundred Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **RESICAP TENNESSEE OWNER III LLC**, hereinafter grantee, whose tax mailing address is **3630 Peachtree Rd., NE, Suite 1500, Atlanta, GA 30326**, the following real property:

**That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson county, Tennessee, being lot 13, Village by the Creek, section Twelve, as shown on plat of record in plat book 6900, page 314, in the register's office, Davidson county, Tennessee, to which plat reference is hereby made for a more particular description of said property. Commonly known as: 3429 Moonlight Dr, Nashville, TN 37207 Parcel number: 05006006900**

**Property Address is: 3429 Moonlight Dr., Nashville, TN 37207**

## DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded as Instrument No. 20080729-0077628 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 50-6-69.00

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 prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, 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.

Executed by the undersigned on September 2022:

Willa J. Martin

**WILLA J. MARTIN**

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on September 20, 2022 by **WILLA J. MARTIN** who is personally known to me or has produced a drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Lindsay B Fattal

Notary Public

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 300,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22 day of September, 2022.

Commonwealth of Pennsylvania - Notary Seal
Charles E. Hogue Jr., Notary Public
Allegheny County
My commission expires April 13, 2023
Commission number 1289872
Member, Pennsylvania Association of Notaries

(Seal)

Affiant

Jennifer Durkos
Print Name

Notary Public

My commission expires:

April 13, 2023

Charles E Hogue Jr.
Print Name

**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 09/20/2022 (date of document).

Affiant Signature

09/22/2022
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 22 day of SEPTEMBER, 2022.

Notary's Signature

MY COMMISSION EXPIRES: APRIL 13, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Charles E. Hogue Jr., Notary Public
Allegheny County
My commission expires April 13, 2023
Commission number 1289872
Member, Pennsylvania Association of Notaries