Karen Johnson Davidson County
Batch# 928672 DEEDWARR
10/12/2022 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20221012-0111881

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4855

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of October, 2022

Notary Public

Commission Expires: March 13, 2026

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Resicap Tennessee Owner III LLC 3630 Peachtree Rd NE, Suite 1500 Atlanta, GA 30326	New Owner	182-06-0A-323.00-CO

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, I/WE,

Tyler Haertzen and Ashley P. Haertzen, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Resicap Tennessee Owner III LLC

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 all of Lot No. 388, on the plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section One, according to plan and survey appearing of record in Instrument No. 20060420-0045296, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for more complete details of location and description of said lot.

Being the same property conveyed to Tyler Haertzen and Ashley P Haertzen, husband and wife, by Warranty Deed from Anthony B. McClellan and Anna McClellan, husband and wife, of record in Instrument No. 20190314-0023376, Register's Office for Davidson County, Tennessee, dated March 13, 2019 and recorded on March 14, 2019. (Value of consideration shown in aforementioned deed $270,000.00.)

For Informational Purposes Only: Being also known as 116 Parker Drive Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 116 Parker Drive, Antioch, TN 37013

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 so 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. 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.

Dated this the 11th day of October, 2022.

Tyler Haertzen

Ashley P. Haertzen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of October, 2022, before me personally appeared Tyler Haertzen and Ashley P Haertzen, 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 11th day of October, 2022.

Notary Signature
My commission expires:

HUNTER H. SPRAGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 25, 2026
COUNTY OF WILLIAMSON

WARRANTY DEED

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 10/11/2022 (date of document).

Affiant Signature

10/12/2022
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 12th day of OCTOBER, 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