Karen Johnson Davidson County
Batch# 933674 DEEDWARR
10/25/2022 03:49:30 PM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20221025-0115790

Commitment Number: 220578966
Seller's Loan Number: _____

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 172080A02700CO

GENERAL WARRANTY DEED

NICHOLAS J. MILLER, JR. single man, and **LINDSEY BARR,** single woman, whose mailing address is **1317 Paulson Way, Antioch, TN 37013**, hereinafter grantor, for $380,000.00 (Three Hundred Eighty 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 27 on the plan of Section Two-B, Hunters Branch, as shown by plat of record in Plat Book 6900, Pages 336 and 337, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. TAX ID: 172080A02700CO

Property Address is: 1317 Paulson Way, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded as Instrument No. 20180905-0087761 in the Register's Office of DAVIDSON County, Tennessee.

Parcel ID: 172080A02700CO

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 October 19, 2022:

NICHOLAS J. MILLER, JR.

LINDSEY BARR

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 19, 2022 by **NICHOLAS J. MILLER, JR. and LINDSEY BARR** who are personally known to me ~~or has produced~~ _____ 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.

Notary Public

BRITTANY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Maximum principal indebtedness for Tennessee recording tax purposes is $380,000.00
(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 $380,000.00 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 25 day of October, 2022.

Affiant

Alyssa Bresnay
Print Name

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

(Seal)

Notary Public

My commission expires:

Nov 8 2025

Michael J. Webb
Print Name

Tennessee Certification of Electronic Document

I, Alyssa Bresnay, 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 October 19 2022 (date of document).

Affiant Signature

October 25 2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 25 day of October, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: Nov 8 2025

NOTARY'S SEAL