Karen Johnson Davidson County
Batch# 936640 DEEDWARR
11/01/2022 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20221101-0117945

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E Ste 270 Clearwater, FL 33759	EKRE of TN LLC 111 W. 33rd Street #1901 New York, NY 10120

Order Number: C-TN859639

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Heather Hatcher-Demith, an unmarried woman,** for Three Hundred Twenty-Five Thousand Dollars and 00/100 ($325,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **EKRE of TN LLC, a Delaware Limited Liability Company,** whose address is 111 W. 33rd Street #1901, New York, NY 10120, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot 39, Section C, Hickory Woods Estates, as shown on plat of record in Plat Book 6900, Pages 884-887, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 176050A02200C0
Street address of property: 6732 Birchbrook Drive, Antioch, TN 37013

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20090821-0078973 in the Register's Office, Davidson County, Tennessee.

Signed this 26 day of October, 2022.

Signature of Grantor(s):

Heather Hatcher-Demith

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 26TH day of OCTOBER, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Heather Hatcher-Demith, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

County Parcel number: 176050A02200C0

Street address of property: 6732 Birchbrook Drive, Antioch, TN 37013

Oath of Consideration

I or we, Heather Hatcher-Demith, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 26 day of October, 2022.

Signatures of Affiant(s):

Heather Hatcher-Demith

Sworn and subscribed before me this 26TH day of OCT., 2022.

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Tennessee Certification of Electronic Document

I, Thuy Nguyen, 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 10/25/2022 (date of document).

Thuy Nguyen
Affiant Signature

10/28/2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 28 day of October, 2022.

Bethany L Presnell
Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

