Karen Johnson Davidson County
Batch# 936941 DEEDWARR
11/02/2022 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,559.18
20221102-0118387

STATE OF Tennessee
COUNTY OF Davidson

This Instrument Prepared By:
LeeAnn Bell
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

The actual consideration or value, whichever is greater, for this transfer is 421,400.00

Peter Elias

Peter Elias

Sandra Elias

Sandra Elias

Kaneisha R Curtis
ID NUMBER
13248981-3
COMMISSION EXPIRES
May 21, 2024

State of Texas; County of Dallas

Subscribed and sworn to before me this 28th day of October, 2022.

Kaneisha R Curtis

Notary Public

My Commission Expires: 05/21/2024
Notarized online using audio-video communication

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
HPA CL2 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	HPA CL2 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	135-10-0C-048.00-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, we

Peter Elias, A Married Man joined by his wife, Sandra Elias, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto HPA CL2 LLC, a Delaware limited liability company, a Delaware limited liability company, 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:

Land in Davidson County, Tennessee, being Lot 43, on the Final Plat of Ransom Park Section Three, recorded as Instrument No. 20030718-0101335, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed by Warranty Deed, from James P. Victory and Tabitha A. Victory, husband and wife, to Peter Elias, dated 08/25/2022, recorded 08/31/2022, as Instrument No. 20220831-0098243, in the Register's Office for Davidson County, Tennessee

Parcel Identification Number: 135-10-0C-048.00-CO

This is improved property located at 2608 Stormlight Court S, Nashville, TN 37217, 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 28th day of October, 2022.

Peter Elias

Peter Elias

Sandra Elias

Sandra Elias

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a notary public in and for said Dallas (County) and Texas (State), the within named Peter Elias and Sandra Elias, 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 Dallas, Texas, this 28th day of October, 2022.

Kaneisha R Curtis

Notary Public

(SEAL)

Kaneisha R Curtis
ID NUMBER
13248981-3
COMMISSION EXPIRES
May 21, 2024

My Commission Expires: 05/21/2024

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Ernest Anino, 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 10/28/2022 (date of document).

Affiant Signature

10/28/2022
Date

State of New Jersey

County of Burlington

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

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