Karen Johnson Davidson County
Batch# 943697 DEEDWARR
11/22/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,494.43
20221122-0123498

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater or this transfer is $403,900.00.

Emma Grace Aiken
Affiant

Subscribed and sworn to before me this 21st day of November, 2022.

C. Loy Carney
Notary Public
My Commission Expires: 05-07-2024
File No. G22-17617

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

ADDRESS NEW OWNER(S) :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marshal E. Aiken and Emma G. Aiken (NAME) 2612 Jones Avenue (STREET ADDRESS) Nashville, TN 37207 (CITY) (STATE) (ZIP)	Guaranteed Rate, INC (NAME) 1806 W Culyer Ave Suite 1W (STREET ADDRESS) Chicago, IL 60613-2541 (CITY) (STATE) (ZIP)	071-04-0-068

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RedfinNow Borrower, LLC, a Delaware Limited Liability Company** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Marshal Eris Aiken and Emma Grace Aiken, husband and wife** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Final Plan of Joywood Heights, Section II of record in Plat Book 1130, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to RedfinNow Borrower, LLC, a Delaware Limited Liability Company by Deed dated July 12, 2022, recorded July 13, 2022, in Instrument Number 20220713-0080596, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property known as 2612 Jones Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 21st day of November, 2022.

RedfinNow Borrower, LLC, a Delaware Limited Liability Company

By: _____

Hala Mater, Asset Manager (title)

(printed name)

STATE OF NC

COUNTY OF Mecklenburg }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Hala Mater, Asset Manager (title) of RedfinNow Borrower, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Asset Manager (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ~~21st~~ 18th day of November, 2022. MM

MORGAN C MIANO
Notary Public
Mecklenburg
County
My Comm. Exp.
02-09-2026
NORTH CAROLINA

_____

Notary Public My Commission Expires: 2/9/2026

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Pam Autry,** 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 this the 21st day of November, 2022.

Affiant Signature
Date 11/21/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024