Karen Johnson Davidson County
Batch# 960775 DEEDWARR
01/12/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20230112-0002819

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

STATE OF **New Jersey**
COUNTY OF **Burlington**

The actual consideration or value, whichever is greater, for this transfer is **$273,000.00**

By: _____, Authorized Signer **RealTech Title, LLC**

TIMOTHY S CHAMBERS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50154285
MY COMMISSION EXPIRES MAR. 10, 2026

Subscribed and sworn to before me this **10th** day of **January**, 20**23**.

Notary Public

My Commission Expires: **March 10,2026**

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	087-05-0A-033.00-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

Danielle L. Goodboo n/k/a Danielle L. Byron, A Married Woman, joined by her husband Nicholas Byron, 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 hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Being Lot No. 33 on the plan of Final Plat, Farmingham Woods, Phase I, as of record in Plat book 7900, Page 173, **amended in** Plat Book 7900, Page 228, **Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.**

Being that same property conveyed to Danielle L. Goodboo, an unmarried woman by Warranty Deed from Rebecca E. Benson, unmarried, dated February 18, 2016 and recorded March 3, 2016 in Instrument No. 20160303-0020721. **Register's Office for Davidson County, Tennessee. The said Danielle L. Goodboo is now known as Danielle L. Byron. Danielle L. Goodboo and Danielle L. Byron, being one and the same person.**

Parcel Identification Number: 087-05-0A-033.00-CO

This is improved property located at 5910 Colchester Dr, Hermitage, TN 37076, 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 10th day of January, 20 23.

Danielle L Goodboo n/k/a Danielle L Byron

Danielle L. Goodboo n/k/a Danielle L. Byron

Nicholas Byron

Nicholas Byron

STATE OF Texas
COUNTY OF Dallas

Document: Warranty Deed

Personally appeared before me, the undersigned, a notary public in and for said Dallas (County) and Texas (State), the within named Danielle L. Goodboo n/k/a Danielle L. Byron and Nicholas Byron, 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 Irving, Dallas County, Texas, this 10th day of January, 20 23.

Talia J. Brown

Notary Public

Talia J Brown
ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2024

My Commission Expires: 09/22/2024

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, **Robert D Lunt, Jr**, 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 **January 10th, 2023** (date of document).

Affiant Signature

January 10. 2023
Date

State of **New Jersey**

County of **Burlington**

Sworn to and subscribed before me this **10th** day of **January**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: **March 10, 2026**

NOTARY'S SEAL

TIMOTHY S CHAMBERS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50154285
MY COMMISSION EXPIRES MAR. 10, 2026