Karen Johnson Davidson County
Batch# 978558 DEEDWARRSP
03/08/2023 02:41:30 PM 6 pgs
Fees: $33.00 Taxes: $1,317.20
20230308-0016803

Commitment Number: 230064135
Seller's Loan Number: 1620 Maple Timber Ct

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:
JESUS A. MARTINEZ TELLES, 1620 Maple Timber Ct, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 15011034800

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 2nd March, 2023, by and between **RESICAP TENNESSEE OWNER II LLC, A DELAWARE LIMITED LIABILITY COMPANY**, whose mailing address is **3630 PEACHTREE RD. NE STE. 1500, ATLANTA, GA 30326**, hereinafter grantor, and party of the first part, for $356,000.00 (Three Hundred Fifty Six Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **JESUS A. MARTINEZ TELLES, UNMARRIED**, hereinafter grantee, party of the second part, whose tax mailing address is **1620 Maple Timber Ct, Antioch, TN 37013**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $356,000.00 (Three Hundred Fifty Six Thousand Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **1620 Maple Timber Ct, Antioch, TN 37013**.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at 20220413-0042532 in the Register's Office of Davidson County, Tennessee.

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.

The real property described above is conveyed subject to 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.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Exhibit A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being all of Lot No. 118 on the plan of Lake Town Park, Section 8 of record in Plat Book 7900, Page 467, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

PARCEL #: 15011034800

Executed by the undersigned on February 14th, 2023:

RESICAP TENNESSEE OWNER II LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: ~~Joshua Gehman~~ Authorized Person

Its: _____

STATE OF Georgia

COUNTY OF Fulton

Before me, Candice Lubin, a Notary Public of said State and County aforesaid, personally appeared Joshua Gehman its Authorized Signer on behalf of **RESICAP TENNESSEE OWNER II LLC, A DELAWARE LIMITED LIABILITY COMPANY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be authorized signer of Resicap Tennessee Owner II LLC the within named Grantor, Party of the First Part and Bargainor, a limited liability corporation, and that he or she as such title, executed the foregoing instrument for the purpose therein contained, by signing the name of Joshua Gehman Inc., by himself or herself as such vice president.

Witness my hand and seal, this 14th day of February, 20____

_____
Notary Public

My Commission Expires 4/28/23

CANDICE LUBIN NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 28, 2023

State of Georgia
County of Fulton

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $356,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14th day of February, 2023.

Affiant

Print Name ~~Joshua Gehman~~ Authorized Person

(Seal)

Notary Public

My commission expires:

4/28/23

Candice Lubin

Print Name

CTIC# _____

CANDICE LUBIN NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 28, 2023

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Mar. 2, 2023.

Affiant
Date: March 8, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8 day of March 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY