Karen Johnson Davidson County
Batch# 979084 DEEDWARRSP
03/09/2023 03:56:30 PM 6 pgs
Fees: $33.00 Taxes: $1,868.50
20230309-0017200

Commitment Number: 230085460
Seller's Loan Number: 1501 White Pine 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: Legacy Home Loans; 1036 Stearman Dr Ste6 White House, TN 37188
JOHN GOEKE and **CHELSEA GOEKE**, 1501 White Pine Ct., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108 04 0B 032.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 6th day of 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 $505,000.00 (Five Hundred Five Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **JOHN CHRISTIAN GOEKE III** and **CHELSEA BROOKE GOEKE**, husband and wife, hereinafter grantees, party of the second part, whose tax mailing address is **1501 White Pine Ct., Nashville, TN 37214**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $505,000.00 (Five Hundred Five 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

1501 White Pine Ct., Nashville, TN 37214.

Parcel ID: 108 04 0B 032.00

BEING THE SAME PROPERTY TRANSFERRED FROM JANET M. TOTT, TRUSTEE OF THE JANET TOTT TRUST, DATED 04/20/2016 TO RESICAP TENNESSEE OWNER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY WARRANTY DEED, RECORDED ON 05/20/2022 AT INSTRUMENT NUMBER 20220520-0058753.

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 grantees forever.

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

Executed by the undersigned on March 6, 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 Joshua Gehman, 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 Grantor the within named Grantor, Party of the First Part and Bargainer, a Delaware corporation, and that he or she as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself or herself as such _____.

Witness my hand and seal, this 6th day of March, 2023

_____
Notary Public

My Commission Expires _____

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

State of Fulton 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 $ 505,000.00 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 6 day of March, 2023.

Affiant

Joshua Gehman
Authorized Person
Print Name

(Seal)

Notary Public

My commission expires:

4/28/23

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

Candice Lubin
Print Name

CTIC#

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 Lot No. 32 on the Final Plat of White Pine Estates, a Residential Planned Unit Development of record in instrument No. 20000713-0069319, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

TAX ID: 108 04 0B 032.00

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 8th day of March, 2023.

Affiant Signature
Date 03/08/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON