Karen Johnson Davidson County
Batch# 990769 DEEDWARR
04/12/2023 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20230412-0026664

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-23-576

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of April, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
HarborView Capital Holdings, LLC 2215 Paseo De Las Americas Suite 25 M#58 San Diego, CA 92154	New Owner	034-03-0B-906.00

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, I/WE,

Ronda Joyce Papp, unmarried and
Ronda Joyce Papp, Administrator of the Estate of Jessica Nicole Hill

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HarborView Capital Holdings, LLC, a South Carolina Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 906 of Churchill Crossing Condominiums, Phase 5, Building 9, (the "Unit") and established by the Master Deed Churchill Crossing Condominiums of record in Book 7792, Page 915, and as amended by the First Amendment in Book 7804, Page 616, Second Amendment in Book 7845, Page 540, Third Amendment in Book 10635, Page 110, Fourth Amendment in Book 10996, Page 199, and Fifth Amendment in Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Churchill Crossing Phase Plan of record as Exhibit "A" and Collective Exhibit B to the Fifth Amendment to the Master Deed of Churchill Crossing in Instrument No. 20050829-0103075, for a more complete identification and description of such Unit. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in the Master Deed establishing Churchill Crossing Condominiums.

Being the same property conveyed to Jessica Hill, an unmarried woman by Warranty deed from Edward A. Sloan, Jr., an unmarried man of record in Instrument No. 20201002-0114136 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 02, 2020. (Value of consideration shown in aforementioned deed $170,000.00.) The said Jessica Hill aka Jessica Nicole Hill died unmarried and intestate on or about December 22, 2022. Reference is made to the intestate probate of record for Jessica Nicole Hill in the Seventh Circuit Court for Davidson County, in the State of Tennessee at Nashville under Docket No. 23P74 in which, Ronda Joyce Papp, was appointed as Administrator. Reference is made to the Affidavit of Heirship for Jessica Hill that names, her mother, Rhonda Joyce Papp, as her sole heir of record in Instrument No. 20230317-0019371, Register's Office for Davidson, County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 906 Churchill Crossing, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Dated this the 7th day of April, 2023.

Ronda Joyce Papp
Ronda Joyce Papp

Ronda Joyce Papp , Administrator
Ronda Joyce Papp, Administrator of the Estate of Jessica Nicole Hill

STATE OF Tennessee
COUNTY OF Williamson County

On this 7th day of April, 2023, before me personally appeared Ronda Joyce Papp, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2023.

Olivia Mortensen
Notary Signature
My commission expires: 09/28/2026

OLIVIA MORTENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
Online Notary Public
My Commission Expires
September 28, 2026

STATE OF Tennessee
COUNTY OF Williamson County

Notarized online using audio-video communication

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronda Joyce Papp, Administrator of the Estate of Jessica Nicole Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2023.

Olivia Mortensen
Notary Signature
My commission expires: 09/28/2026

OLIVIA MORTENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
Online Notary Public
My Commission Expires
September 28, 2026

Notarized online using audio-video communication

Certificate of Authenticity

I, Joshua A. Terry, 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 4/7/2023.

Affiant Signature

4/11/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/11/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON