Karen Johnson Davidson County
Batch# 990830 DEEDWARRSP
04/12/2023 10:29:30 AM 5 pgs
Fees: $28.00 Taxes: $1,599.33
20230412-0026740

This Instrument Prepared By:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
WAYNE H. THOMPSON	WAYNE H. THOMPSON	116-03-0M-418.00-CO
4120 RIDGEFIELD DRIVE UNIT 418	4120 RIDGEFIELD DRIVE UNIT 418	
NASHVILLE, TN 37205	NASHVILLE, TN 37205	

This Deed executed this 28 day of March 20 23, for and in consideration of Four Hundred Thirty-Two Thousand Two Hundred Fifty and 00/100 Dollars ($432,250.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **CASCADE FUNDING MORTGAGE TRUST HB4,** a Delaware statutory trust has/have this day bargained and sold, and do hereby transfer and convey unto the said **WAYNE H. THOMPSON**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee as follows:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 418, PLAN OF BELLE MEADE COURT CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED IN TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD AS INSTRUMENT NO. 20081223-0122172 AND 20101207-0097450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS

SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BELLE MEADE COURT CONDOMINIUM AS SHOWN ON EXHIBIT "D" TO THE MASTER DEED, OF RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE FOR A MORE COMPLETE DESCRIPTION.

Being the same premises conveyed to CASCADE FUNDING MORTGAGE TRUST HB4 by Deed recorded on 08/18/2022, as Instrument No., 20220818-0093586 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as: 4120 RIDGEFIELD DRIVE #418, NASHVILLE, TN 37205.
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]

Witness our hand this 28 day of March, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CASCADE FUNDING MORTGAGE TRUST HB4
by: PHH MORTGAGE CORPORATION, D/B/A PHH MORTGAGE SERVICES, as attorney in fact

Tawana Maxwell

By: Tawana Maxwell

Its: auth. Signer

State of TX

County of Harris

On this the 28 day of March, 2023, before me, Karen Maples, the undersigned officer, personally appeared Tawana Maxwell, who acknowledged herself/himself to be the auth Signer of PHH MORTGAGE CORPORATION, D/B/A PHH MORTGAGE SERVICES, as attorney in fact for CASCADE FUNDING MORTGAGE TRUST HB4, a Delaware statutory trust, and that she/he, as such auth signer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the grantor herein by herself/himself as Tawana Maxwell

In witness whereof I hereunto set my hand and official seal.

Karen Maples

Notary Public
Commission Expires:

KAREN MAPLES
Notary Public, State of Texas
Comm. Expires 05-01-2025
Notary ID 129408023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $432,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant: WAYNE H. THOMPSON

STATE OF Tennessee

COUNTY OF Williamson

Sworn to before me this 5th day of April, 2023 by WAYNE H. THOMPSON.

Notary Public

My Commission Expires: 11/06/2024

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Name and address for person(s) responsible for taxes:
WAYNE H. THOMPSON
4120 RIDGEFIELD DRIVE UNIT 418
NASHVILLE, TN 37205

Name and Address of property owner:
WAYNE H. THOMPSON
4120 RIDGEFIELD DRIVE UNIT 418
NASHVILLE, TN 37205

Tennessee Certification of Electronic Document

I, CRAIG BURNS, 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 3-28-23 (date of document).

Affiant Signature

4-7-23
Date

State of Rhode Island

County of Newport

Sworn to and subscribed before me this 7 day of April, 2023.

Julia Surdel
Notary Public, State of Rhode Island
My Commission Expires August 31, 2024

Notary's Signature

MY COMMISSION EXPIRES: 8/31/2024

NOTARY'S SEAL