Karen Johnson Davidson County
Batch# 990926 DEEDWARRSP
04/12/2023 12:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,087.80
20230412-0026879

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Noe D. Rodriguez Rivera and Marta Alicia Perez Gil 157 Ocala Drive Antioch, TN 37013	Noe D. Rodriguez Rivera and Marta Alicia Perez Gil 157 Ocala Drive Antioch, TN 37013

Order Number: REO-112739-TN

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Home TRS, LLC, a Delaware Limited Liability Company**, for Two Hundred Ninety Four Thousand Dollars and 00/100 ($294,000.00) and other valuable consideration paid, warrants the title against all persons claiming under me and does hereby convey unto the Grantee(s), **Noe D. Rodriguez Rivera, a single person, and Marta Alicia Perez Gil, a single person,** joint tenants with rights of survivorship, whose address is 157 Ocala Drive, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 71 on the Plan of Valley Green Subdivision of record in Book 4460, Page 97, Register's Office for said county. Said Lot No. 71 fronts 86.62 feet on the southerly margin of Ocala Drive and runs back between lines measuring 137.64 feet on the west side and 142.01 feet on the east side to a dead line N the rear measuring 84.3 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 16206029900
Street address of property: 157 Ocala Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. **20221017-0113329** in the Register's Office, Davidson County, Tennessee.

Signed this 8th day of March, 2023.

Signature of Grantor:

Home TRS, LLC

By Meghan Berry

Name/Title Meghan Berry, authorized signor

STATE OF ARIZONA, COUNTY OF MARICOPA, SS:

BE IT REMEMBERED That on this 8th day of March, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Meghan Berry in the capacity of Authorized Signor for Home TRS, LLC, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public Joel DeLeon

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

JOEL DE LEON NOTARY PUBLIC MARICOPA COUNTY 617690 EXPIRES 11-11-2025

County Parcel number: 16206029900
Street address of property: 157 Ocala Drive, Antioch, TN 37013

Oath of Consideration

I or we, *AS STATED BELOW, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $294,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 8th day of March, 2023.

Signatures of Affiant(s):

Megnon Berry on behalf of HOMETRS, LLC

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

Notary Public Joel DeLeon

JOEL DE LEON
NOTARY PUBLIC
STATE OF ARIZONA
MARICOPA COUNTY
617690 EXPIRES 11-11-2025

Certificate of Authenticity

I, Holly A Mason, 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 3/8/23.

Affiant Signature

4/5/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 5 day of April, 2023.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25