This Instrument Prepared By:
Catherine Wilson
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

STATE OF **New Jersey**
COUNTY OF **Burlington**

The actual consideration or value, whichever is greater, for this transfer is 440,000.00

Karen Johnson Davidson County
Batch# 1002609 DEEDWARR
05/12/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230512-0035579

By: **Tyra E David, Agent for Realtech Title, LLC**

ROBERT D LUNT JR.
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50076925
MY COMMISSION EXPIRES FEB. 13, 2028

Subscribed and sworn to before me this **10th** day of **May**, 20**23**.

Notary Public

My Commission Expires: 2/13/2025

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
HPA US1 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	HPA US1 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	076090A03000CO,

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, we

John W. Matlock and Joyce P. Matlock, Husband And Wife hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto HPA US1 LLC, a Delaware limited liability company hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Lot 30, Final Plat of Chandler Grove, according to the plat recorded in Book 7900, Page 802, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed, from Zaring Homes, Inc., to John W. Matlock and wife, Joyce P. Matlock, dated 05/28/1997, recorded 06/04/1997, in Book 10479, Page 293, of the Register's Office for Davidson County, Tennessee.

Parcel Identification Number: 076090A03000CO

This is improved property located at 313 Compass Point, Hermitage, TN 37076, Davidson County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEE, its successors and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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.

Witness our hands this 10th day of May, 2023.

John W. Matlock

John W. Matlock

Joyce P. Matlock

Joyce P. Matlock

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said Williamson (County) and TN (State), the within named John W. Matlock, Joyce P. Matlock, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, this 10th day of May, 2023.

(SEAL)

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

Notary Public

My Commission Expires: 9/20/2025

Tennessee Certification of Electronic Document

I, **Tyra E David**, 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 5/10/2023 (date of document).

Tyra E. David
Affiant Signature

5-10-2023.
Date

State of **New Jersey**

County of **Burlington**

Sworn to and subscribed before me this **10th** day of **May**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 2/13/2028

NOTARY'S SEAL

ROBERT D LUNT JR.
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50076925
MY COMMISSION EXPIRES FEB. 13, 2028