Karen Johnson Davidson County
Batch# 1003810 DEEDWARR
05/16/2023 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20230516-0036632

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
H-23-891

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

KIM PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of May, 2023

Notary Public

Commission Expires: 1-19-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin William Mothershed 216 Raintree Drive Hermitage, TN 37076	Highlands Residential Mortgage, Ltd. 101 Westpark Drive 110 Brentwood, TN 37027	086-11-0A-077.00-CO

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,

HarborView Capital Holdings LLC, a South Carolina Limited Liability Company

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

Kevin William Mothershed, a single man

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. 3, Building No. 14 on the revised plan of Phase 2, and 11-A Hermitage Woods Condominium Apartments (Raintree Village), of record in Plat Book 4860, Pages 62 through 64, inclusive, Register's Office for Davidson County, Tennessee, and as established by the Master Deed of record in Book 4753, Page 140 and as amended in Book 4980, Page 378, Book 5165, Page 781, Book 5172, Page 77, Book 4743, Page 258, Instrument of Termination in Book 5091, Page 39, Instrument No. 20040826-0103606, Instrument No. 20040428-0047940 and Instrument No. 20220316-0030899, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to HarborView Capital Holdings, LLC, a Limited Liability Company by Warranty deed from Fred Craddock, an unmarried person of record in Instrument No. 20230329-0022965 Register's Office for Davidson County, Tennessee, dated March 28, 2023 and recorded on March 29, 2023. (Value of consideration shown in aforementioned deed $151,750.00.)

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: 216 Raintree Drive, Hermitage, TN 37076

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 11 day of May, 2023.

HarborView Capital Holdings LLC, a South Carolina Limited Liability Company

By: _____
Mark Weeks, Authorized Signor

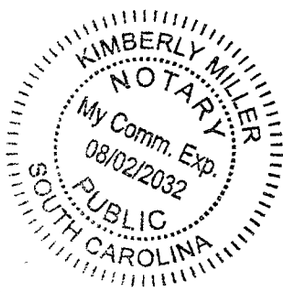
STATE OF South Carolina

COUNTY OF Charleston

Before me, Kimberly Miller **of the state and county mentioned, personally appeared Mark Weeks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor for HarborView Capital Holdings LLC, a South Carolina Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Mark Weeks as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.**

Witness my hand and seal, at office, this 11 **day of** May **, 2023.**

_____
Notary Signature
My commission expires: 8/2/32



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 5/11/2023.

Affiant Signature

5/11/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/11/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON