Karen Johnson Davidson County
Batch# 1021874 DEEDWARRSP
07/03/2023 09:56:30 AM 6 pgs
Fees: $33.00 Taxes: $2,963.70
20230703-0050572

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2341549

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 104130F10100C0

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 19TH day of JUNE, 2023, by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-B,** located at 3020 OLD RANCH PARKWAY, SUITE 180, SEAL BEACH, CA 90740, hereinafter referred to as Grantor(s) and **JOHN R. RAYBURN**, an unmarried man, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Eight Hundred One Thousand and 00/100 Dollars ($801,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, State of TN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 101 BRIGHTON CLOSE, NASHVILLE, TN 37205

Prior instrument reference: Instrument Number 20230502-0032369, Recorded: 05/02/2023

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 31 day of May, 2023.

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-B, BY AMERICAN MORTGAGE INVESTMENT PARTNERS MANAGEMENT, LLC, AS ATTORNEY IN FACT

Name: Deanna Reyna
Title: Asset Manager

Name:
Title:

POA Recorded on 03/24/2023
23003891 1125/389

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public, of the State and County mentioned, personally appeared _____, 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 _____ (insert title) of AMERICAN MORTGAGE INVESTMENT PARTNERS MANAGEMENT, LLC, AS ATTORNEY IN FACT FOR WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-B, the within named Grantor and that such _____ (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in _____, this _____ day of _____, 20____.

_____
Notary Public

See Attached

My Commission expires: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On MAY 31 2023 before me, C.E Arias, the undersigned Notary Public, personally appeared Deanna Reyna, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

C.E. Arias

NRO1 C. E. ARIAS COMM. #2408288 Notary Public - California Orange County My Comm. Expires June 16, 2026 NRO1

(Seal)

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 101 on the Revised Site Plan, Brighton Close, Phase 1A, 1B, 1D and Phase II, of record in Book 7900, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Parcel ID Number: 104130F10100C0

Property commonly known as: 101 BRIGHTON CLOSE, NASHVILLE, TN 37205

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 801,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Brooke Hicks
Affiant

Print Name: BROOKE HICKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 29TH day of JUNE, 20.

Carmen Coats
Notary Public
My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Name and address for person(s) responsible for taxes:

JOHN R. RAYBURN
101 BRIGHTON CLOSE
NASHVILLE, TN 37205

Name and address of property owner:

JOHN R. RAYBURN
101 BRIGHTON CLOSE
NASHVILLE, TN 37205

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 3, 2023 (date of document).

Affiant Signature

July 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023