Karen Johnson Davidson County
Batch# 1072682 DEEDWARR
11/16/2023 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20231116-0089412

STATE OF Tennessee
COUNTY OF Davidson

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

The actual consideration or value, whichever is greater, for this transfer is 325,000.00

By: Taunya Moore
, Agent for REALTech Title LLC

TIMOTHY S CHAMBERS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50154285
MY COMMISSION EXPIRES MAR. 10, 2026

Subscribed and sworn to before me this 10th day of November, 2023.
Notary Public

My Commission Expires: March 10th 2026

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	164-03-0D-141.00,

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lesa Cheree Cook, An Unmarried Woman hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey to 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:

Land in Davidson County, Tennessee, being Unit 141, on the Plan of Hamilton Church Manor Townhouses, Phase 1, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), recorded as Doc. No. 20210114-0006145, including without limitation, the By-Laws of Hamilton Church Manor Townhouses Owners Association, Inc., appended thereto as Exhibit D-2, and as affected by: First Amendment, recorded as Doc. No. 20210119-0008158; Ratification and Adoption, recorded as Doc. No. 20210826-0115250; and Scrivener's Affidavit of Correction, recorded as Doc. No. 20210827-0115886; in the Register's Office for Davidson County, Tennessee. For a more complete identification and description of said Unit, reference is hereby made to the Plan of Hamilton Church Manor Townhouses, appended as Exhibit B-2 to the First Amendment, recorded as Doc. No. 20210119-0008158, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Special Warranty Deed, from Century Communities of Tennessee, LLC, a Delaware limited liability company, to Lesa Cheree Cook, an unmarried woman, dated 12/28/2021, recorded 12/29/2021, as Doc. No. 20211229-0171068, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY

More Commonly Known As: 3043 Talisman Way, Antioch, TN 37013

Tax Parcel ID/APN: 164-03-0D-141.00

This is improved property located at 3043 Talisman Way, Antioch, TN 37013, 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 10 day of November, 2023.

Lesa Cheree Cook

Lesa Cheree Cook

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said Davidson (County) and TN (State), the within named Lesa Cheree Cook, the bargainor, 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 Nashville, TN this 10 day of November 2023.

Kimberly Kronick-Worrall

Notary Public

(SEAL)

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

My Commission Expires: 09/02/2024

Tennessee Certification of Electronic Document

I, TAUNYA MOORE, 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 is this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/10/2023 (date of document).

Affiant Signature

11/16/2023

Date

State of New Jersey

County of Burlington

Sworn to and subscribed before me this 16th day of November, 2023.

Notary Signature

MY COMMISSION EXPIRES: March 10th 2026

NOTARY'S SEAL

TIMOTHY S CHAMBERS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50154285
MY COMMISSION EXPIRES MAR. 10, 2026