Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4998

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of December, 2023

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1090864 DEEDWARR
01/11/2024 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,112.04
20240111-0002517

Address of New Owner	Send Tax Bills To:	Map & Parcel
Equitable Holdings TN LLC 5925 New Hope Court Hermitage, TN 37076	East Street Capital, LLC, 1201 East Cesar Chavez Street Suite 1 Austin, TX 78702	098-05-0-042.00

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,

Vicki Matthews, a single woman

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

Equitable Holdings TN LLC, a Limited Liability Company

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 Lot No. 160 on the Plan of Lake Park Revision of Lots 158, 159 and 160 - Section 5 of record in Plat Book 5060, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Prime Investment Properties LLC, a Tennessee limited liability company by Warranty Deed from Melissa A. McElroy Richter, married of record in Instrument No. 20211210-0164164 Register's Office for Davidson County,

Tennessee, dated December 07, 2021 and recorded on December 10, 2021. (Value or consideration shown in aforementioned deed $230,000.00.)

Being the same property conveyed to Vicki Matthews by Warranty Deed from Prime Investment Properties LLC, a Tennessee limited liability company of record in Instrument No. 20220510-0053223 Register's Office for Davidson County, Tennessee, dated May 2, 2022 and recorded on May 10, 2022. (Value or consideration shown in aforementioned deed $415,000.00.)

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: 5925 New Hope Court, 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 28th day of December, 2023.

Vicki Matthews

Vicki Matthews

STATE OF Virginia

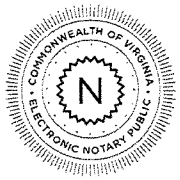
COUNTY OF Loudoun

On this 28th day of December, 2023, before me personally appeared Vicki Matthews, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of December, 2023.

Gloria Asare

Electronic Notary Public



Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notary Signature
My commission expires: 12/31/2024
Registration No: 7901547

Notarized online using audio-video communication

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 12/28/23.

Affiant Signature – Joshua A. Terry

1/11/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/11/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27