Karen Johnson Davidson County
Batch# 1107850 DEEDWARRSP
03/06/2024 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240306-0015711

SPECIAL WARRANTY DEED

Victoria Chapman
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174001307
MY COMMISSION EXPIRES January 11, 2025

STATE OF **COLORADO**
COUNTY OF **ARAPAHOE**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1/11/2025

THIS INSTRUMENT WAS PREPARED BY
First Integrity Title Company, ,

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jordan McGaughey and Taylor Whitehead 1012 Clover Glen Way Antioch, TN 37013	Jordan McGaughey and Taylor Whitehead 1012 Clover Glen Way Antioch, TN 37013	182 15 0B 007.00

For and in consideration of the sum of Four Hundred Sixty Thousand And No/100 Dollars ($460,000.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Hudson SFR TRS Property Holdings II LLC, a Delaware limited liability company, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Jordan McGaughey, a single person Taylor Whitehead, a single person, as joint tenants, hereinafter called Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7, ON THE PLAN OF FINAL PLAT CLOVER GLEN, PHASE 1A, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT #20180618-0058128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HUDSON SFR TRS PROPERTY HOLDINGS II LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM HUDSON SFR PROPERTY HOLDINGS III LLC, A DELAWARE LIMITED LIABILITIY COMPANY, BY QUIT CLAIM DEED RECORDED JANUARY 24, 2024 AT INSTRUMENT NO. 20240124-0004639, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 1012 Clover Glen Way, Antioch, TN 37013

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 4 day of March, 2024.

Hudson SFR TRS Property Holdings II LLC, a Delaware limited liability company

BY: _____

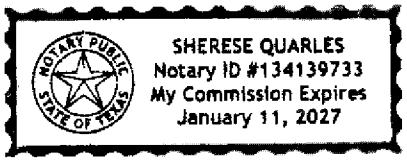
Name: Heather Hawkins
As: Authorized Signatory

State of Texas
County of Dallas

On March 4, 2024 before me, Sherese Quarles, Notary Public, personally appeared Heather Hawkins as Authorized Signatory for Hudson SFR TRS Property Holdings II LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature Sherese Quarles (Seal)



Tennessee Certification of Electronic Document

I, David Lopez, 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 3/4/2024 (date of document).

Affiant Signature

3/6/2024
Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this 6th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1/11/2025

NOTARY'S SEAL

Victoria Chapman
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174001307
MY COMMISSION EXPIRES January 11, 2025