Karen Johnson Davidson County
Batch# 1113511 DEEDWARR
03/21/2024 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20240321-0019605

Address of New Owner	Send Tax Bills to:	Tax Information:
Mary Elizabeth Blythe 555 Church Street Apt 1705 Nashville, TN 37219	Mary Elizabeth Blythe 555 Church Street Apt 1705 Nashville, TN 37219	059-15-0A-087.00-CO.

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

STATE OF NEW JERSEY
COUNTY OF BURLINGTON

The actual consideration or value, whichever is greater, for this transfer is 479,900.00

Tyra E. David
TYRA E. DAVID

ROBERT D LUNT JR.
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50076925
MY COMMISSION EXPIRES FEB. 13, 2028

Subscribed and sworn to before me this 19th day of March, 2024.

Notary Public

My Commission Expires: 2/13/2028

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, we

HPA CL2 LLC, a Delaware Limited Liability Company hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Mary Elizabeth Blythe, a single woman hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot 168, CHATEAU VALLEY PHASE THREE, according to the plat recorded as Instrument No. 20001103- 0109136, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Deed from Erie Paige A/K/A Erie Normal Paige, Jr. and Deborah F. Paige, husband and wife to HPA CL2 LLC, a Delaware Limited Liability Company dated October 17, 2022 and recorded October 26, 2022, as Instrument No. 20221026-0116124, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY

More Commonly Known As: 3325 William Bailey Dr, Nashville, Tennessee, 37207

TAX PARCEL ID/APN: 059-15-0A-087.00-CO

This is improved property located at 3325 William Bailey Dr, Nashville, TN 37207, 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 19th day of March, 2024

HPA CL2 LLC

By: Cartan Clarke, Authorized Signer

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a notary public in and for said Cook (County) and Illinois (State), the within named Cartan Clarke - Authorized Signatory, the bargainor(s), 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 Cook City, IL this 19th day of March, 20 24.

Notary Public

(SEAL)

My Commission Expires: 04/18/2026

ROBERT A LINDEMANN JR
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
April 18, 2026

Tennessee Certification of Electronic Document

I, TYRA E. DAVIS, 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 3-19-24 (date of document).

Tyra E Davis

Affiant Signature

3-19-24

Date

State of NEW JERSEY

County of BURLINGTON

Sworn to and subscribed before me this 19th day of MARCH, 2024.

Notary Signature

MY COMMISSION EXPIRES: 2/13/2028

NOTARY'S SEAL

ROBERT D LUNT JR.
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50076925
MY COMMISSION EXPIRES FEB. 13, 2028