Karen Johnson Davidson County
Batch# 1114886 DEEDWARRSP
03/25/2024 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240325-0020530

SPECIAL WARRANTY DEED KIMBERLY MILLER NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20014027365 MY COMMISSION EXPIRES SEPTEMBER 11, 2025	STATE OF Colorado COUNTY OF Arapahoe THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2024. Notary Public MY COMMISSION EXPIRES: 9-11-2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Escrow Team, First Integrity Title Company, 501 S. Cherry Street, Suite 700, Glendale, CO 80246

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Elizabeth Larson 308 Brandiwood Ct Old Hickory, TN 37138	Elizabeth Larson 308 Brandiwood Ct Old Hickory, TN 37138	064 09 0 235.00

For and in consideration of the sum of Three Hundred Seventy-Five Thousand And No/100 Dollars ($375,000.00), 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 III LLC, a Delaware limited liability company, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Elizabeth Larson, an unmarried woman, 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. 75 ON THE PLAN OF SOUTHFORK SUBDIVISION, SECTION ONE, OF RECORD IN PLAT BOOK 6250, PAGES 384 AND 385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO HUDSON SFR TRS PROPERTY HOLDINGS III LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM HUDSON SFR PROPERTY HOLDINGS II LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY QUIT CLAIM DEED RECORDED JANUARY 24, 2024 AT INSTRUMENT NO. 20240124-0004542, 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 ☒ 308 Brandiwood Ct, Old Hickory, TN 37138

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 11th day of March, 2024.

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

BY: _____

Name: Heather Hawkins
As: Authorized Signatory

State of Texas
County of Dallas

On 3/11/2024 before me, _____ Notary Public, personally appeared Heather Hawkins as Authorized Signatory for Hudson SFR TRS Property Holdings III 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 _____ (Seal)

NOTARY PUBLIC STATE OF TEXAS
SHERESE QUARLES
Notary ID #134139733
My Commission Expires
January 11, 2027

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 **3/11/2024** (date of document).

Affiant Signature

3/25/2024
Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this **25th** 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