Commitment Number: 240202678
Seller's Loan Number: 34440517

AFTER RECORDING RETURN TO:
HAROLD D. PLEMONS and CAROLYN PLEMONS
1466 County Hospital Rd
Nashville, TN 37218

Karen Johnson Davidson County
Batch# 1136600 DEEDWARRSP
05/20/2024 10:29:30 AM 5 pgs
Fees: $28.00 Taxes: $888.37
20240520-0037162

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

New Property Owner/Mail Tax Statements To:
HAROLD D. PLEMONS and CAROLYN PLEMONS
1466 County Hospital Rd
Nashville, TN 37218

Parcel ID No.: 080 07 0 082.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 3rd day of May, 2024, by and between **LHOME MORTGAGE TRUST 2022-RTL2,** whose mailing address is 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212, hereinafter referred to as Grantor(s) and **HAROLD D. PLEMONS and CAROLYN PLEMONS, husband and wife,** whose tax mailing address is 1466 County Hospital Rd, Nashville, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Forty Thousand One Hundred Dollars and Zero Cents ($240,100.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 402 ON THE PLAN OF SECTION NINE, BORDEAUX HILLS, OF RECORD IN BOOK 4175, PAGE 116, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 402 FRONTS 58.0 FEET ON THE SOUTHEASTERLY MARGIN OF COUNTY HOSPITAL ROAD AND EXTENDS BACK 106.2 FEET ON THE NORTHEASTERLY LINE AND 108.3 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 64.39 FEET THEREON.

BEING THE SAME PROPERTY TRANSFERRED FROM CAMERON ELLIS, MANAGING MEMBER, SIGNING ON BEHALF OF, WO SFR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO LHOME MORTGAGE TRUST 2022-RTL2 BY WARRANTY DEED RECORDED ON 04/04/2024 AT 20240404-0023716.

Property commonly known as: 1466 COUNTY HOSPITAL ROAD, Nashville, TN 37218

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 3rd day of May, 2024.

LHOME MORTGAGE TRUST 2022-RTL2, by Kiavi Funding, Inc. as Attorney in Fact

By: Barbara Sweazen

Name: Barbara Sweazen

Title: Post Close Team Lead

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me, JESSICA WINGEN, a Notary Public, of the State and County mentioned, personally appeared Barbara Sweazen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Post Close Team Lead of **Kiavi Funding, Inc. as Attorney in Fact for LHOME MORTGAGE TRUST 2022-RTL2** the within named Grantor and that such Authorized Signer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Allegheny County, this 3rd day of May, 2024.

Notary Public

My Commission expires: 7/27/26

Commonwealth of Pennsylvania - Notary Seal
JESSICA WINGEN - Notary Public
Allegheny County
My Commission Expires July 27, 2026
Commission Number 1423859

VALUATION AFFIDAVIT

State of Pennsylvania
County of Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 240,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3rd day of May, 2024.

Commonwealth of Pennsylvania - Notary Seal
JESSICA WINGEN - Notary Public
Allegheny County
My Commission Expires July 27, 2026
Commission Number 1423859

(Seal)

Barbara Sweazen
Affiant

Barbara Sweazen
Print Name

Barbara Sweazen
Post Close Team Lead

Notary Public

My commission expires:

7/27/26

JESSICA WINGEN
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Barbara Sweazen, 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 MAY 03 2024 (date of document).

Barbara Sweazen
Affiant Signature

MAY 03 2024
Date

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to and subscribed before me this 3rd day of May, 2024.

Notary's Signature
My Commission Expires: 2/27/26

Commonwealth of Pennsylvania - Notary Seal
JESSICA WINGEN - Notary Public
Allegheny County
My Commission Expires July 27, 2026
Commission Number 1423859

NOTARY'S SEAL