This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 1149478 DEEDWARR
06/20/2024 01:37:30 PM 5 pgs
Fees: $28.00 Taxes: $980.50
20240620-0046445

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HOLLYVALE RENTAL HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (aka Hollyvale Rental Holdings, LLC, a limited liability company)**, HEREINAFTER CALLED GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MARY CLARISSA BRIDGES, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING UNIT NO 2504 ON THE PLAN OF OLD HICKORY COMMONS, AS SHOWN BY PLAT AND SURVEY OF RECORD IN INSTRUMENT NO 20070920-0112646, AND AMENDED IN INSTRUMENT NOS 20071213-0143334, AND 20080317-0026338, AND SUPPLEMENTAL DECLARATION RECORDED IN INSTRUMENT NO 20081117-0113467, AND FURTHER AMENDED IN INSTRUMENT NOS 20101222-0101832, 20130322-0028759, AND 20140207-0011094, AND SUPPLEMENTAL DECLARATION RECORDED IN INSTRUMENT NOS 20170602-0055284, AND 20190502-0040940, AND FURTHER AMENDED IN INSTRUMENT NOS 20190502-0040941, 20201120-0136581, AND 20080710-0071087, AND FINES RECORDED IN INSTRUMENT NO 20201103-0128180, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND ANY AND ALL AMENDMENTS THERETO, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO HOLLYVALE RENTAL HOLDINGS, LLC, BY WARRANTY DEED FROM DEVINDER K SHARMA AND SHASHI P SHARMA, HUSBAND AND WIFE, DATED MARCH 8, 2022, OF RECORD IN INSTRUMENT NO 20220316-0030472, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 4161 SADDLECREEK WAY, Antioch, TN 37013, AND IS DESIGNATED AS MAP AND PARCEL NO. 175 02 0B 177.00 CO.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of June, 2024.

Hollyvale Rental Holdings, LLC, a California limited liability company
By: Neighborhood Stabilization, LLC, a California limited liability company, Sole Member
By: Wedgewood, LLC, a California limited liability company, Sole Member of Neighborhood Stabilization, LLC

Jamie Bedner

By: Jamie Bedner
Its: Chief Operating Officer

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____(or other officer authorized to execute the instrument) of WEDGEWOOD, LLC, Sole Member of Neighborhood Stabilization, LLC, Sole Member OF HOLLYVALE RENTAL HOLDINGS, LLC, the within named bargainor, a California Limited Liability Company, and that such _____, executed the foregoing instrument for the purpose therein contained, by personally signing his name as _____ of WEDGEWOOD, LLC, Sole Member of Neighborhood Stabilization, LLC, Sole Member OF HOLLYVALE RENTAL HOLDINGS, LLC.

_____
Notary Public
My Commission Expires: _____

"SEE ATTACHED"

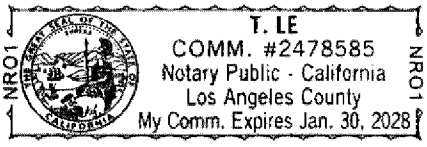
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Los Angeles)

On June 14, 2024 before me, T. Le a Notary Public, personally appeared Jamie Bedner, 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 California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature _____ (Seal)

My Commission Expires: January 30, 2028

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 265,000.00.

Kimberly Hunter
Affiant

Subscribed and sworn to before me, this the 20th day of June, 2024.

Kristina F. Iantosca
NOTARY PUBLIC
My commission expires 3/9/2027

Kristina F Iantosca STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Address New Owner(s) as follows:
MARY CLARISSA BRIDGES
4161 Saddlecreek Way
Antioch, TN 37013

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 175 02 0B 177.00 CO

Certificate of Authenticity

I, Kimberly Minter, 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 JUNE 20, 2024.

Kimberly Minter 6/20/2024

Name: KIMBERLY MINTER Date:
Title: POST-CLOSER

STATE OF: **Tennessee**

COUNTY OF: Davidson

Sworn to and subscribed before me on June 29 2024.

Kristina F. Iantosca

Notary Public: Kristina F. Iantosca
My Commission Expires: 3/9/2027

