Karen Johnson Davidson County
Batch# 1154373 DEEDWARR
07/08/2024 09:49:30 AM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20240708-0050703

*(this space for recording info)*

OWNER AND ADDRESS:
DeAngelo Davidson and Shaundra Simpson
1721 Westchester Dr.
Nashville, TN 37207

SEND TAX BILLS TO:
New Owners

Tax ID# 05003002000

**THIS INSTRUMENT WAS PREPARED BY:**
***Admiral Title, Inc., 8517 Kingston Pike, Knoxville, TN 37919***
***File No.: 241394***

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5 day of July, 2024.

Notary Public

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 9/30/2024

# WARRANTY DEED

THIS INDENTURE, made this 3RD day of July, 2024, by and between

**Magnify Real Estate Borrower SPV I, LLC, a Delaware limited liability company**

hereinafter referred to as Grantor(s), and

**Shaundra Simpson and DeAngelo Davidson and, wife and husband**

hereinafter referred to as Grantee(s)

WITNESSETH: that said Grantor(s), for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantee(s), all of the Grantor's right, title, and interest to the following described premises, to wit:

ALL OF THAT CERTAIN TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described in **EXHIBIT A** attached hereto and incorporated by reference herein (the "Land");

**Property Address: 1721 & 1723 Westchester Dr, Nashville, TN 37207**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES(S), their heirs 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 my hand this the 3RD day of July, 2024.

**Magnify Real Estate Borrower SPV I, LLC**
**a Delaware limited liability company**

**By: Magnify Real Estate Equity SPV I, LLC**
**Its: Sole Member**

**Magnify Real Estate Equity SPV I, LLC**
**a Delaware limited liability company**

**By: Magnify Capital Real Estate Fund, LP**
**Its: Sole Member**

**Magnify Capital Real Estate Fund, LP,**
**a Delaware limited partnership**

**By: Michael Stewart**
**Its: Authorized Executive Vice President and Chief Investment Officer**

STATE OF Texas
COUNTY OF Travis

BEFORE ME, the undersigned, a Notary Public in and for said County and State, **Michael Stewart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Executive Vice President and Chief Investment Officer of Magnify Capital Real Estate Fund, LP, a Delaware limited partnership, the Sole Member of Magnify Real Estate Equity SPV I, LLC, a Delaware limited liability company, the Sole Member of Magnify Real Estate Borrower SPV I, LLC, a Delaware limited liability company, the within named bargainor, and that he in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Executive Vice President and Chief Investment Officer.

WITNESS my hand and official seal, this the 3 day of July, 2024.

Notary Public

My Commission Expires: 08/10/2027

SHIVANI MEHTA
Notary Public, State of Texas
Comm. Expires 08-10-2027
Notary ID 134501706

**EXHIBIT A**

**(Legal Description)**

LAND in Davidson County, Tennessee, being Lot No. 85 on the plan of Section III (Erroneously referenced to as Section HI in Deed), Willow Creek of record in Plat Book 5200, Page 631, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING a part of the same property conveyed to Magnify Real Estate Borrowers SPV, 1 LLC, by virtue of that certain Special Warranty Deed dated October 16, 2019, and being of record at Instrument No. 20191030*0111612, in the Register's Office of Davidson County, Tennessee. Also see Quitclaim Deed of record at Instrument No. 20240628*0048707, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

DESIGNATED as Tax ID: 05003002000

## Certificate of Authenticity

I, Holly A. Mason, 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~~ July 3, 2024.

Affiant Signature

7/3/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of ~~June~~ July, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026