Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ayele Kasa and Tigist Hei 3401 Anderson Road # 93 Antioch, TN 37013	Ayele Kasa and Tigist Hei 3401 Anderson Road # 93 Antioch, TN 37013	136150B17000CO,

STATE OF Tennessee
COUNTY OF Davidson

This Instrument Prepared By:
Diane Pond
REALtech Title LLC
1000 Bishops Gate BLVD
Suite 100
Mt. Laurel, NJ 08054

Karen Johnson Davidson County
Batch# 1157945 DEEDWARR
07/15/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240715-0052962

The actual consideration or value, whichever is greater, for this transfer is 365,000.00

Affiant

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Subscribed and sworn to before me this 15th day of June, 2024.

Notary Public

My Commission Expires: 3/22/26

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 consideration, the receipt of which is hereby acknowledged,

HPA US1 LLC, a Delaware limited liability company, hereinafter called the GRANTOR, has bargained and sold, and hereby transfers and conveys to Ayele Kasa and Tigist Hei, Husband And Wife, hereinafter called the GRANTEES, their successors and assigns, the following tract or parcel of land, to-wit:

Unit 93, on the Plan of A Horizontal Property Regime (Private Element) Phase 3, Smith Springs Townhomes, recorded as Instrument No. 20020926-0117439, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed, from Claudia Freeman and Michael Freeman, husband and wife, to HPA US1 LLC, a Delaware limited liability company, dated 05/10/2021, recorded 05/14/2021, as Instrument No. 202105140065606, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY

More commonly known as: 3401 Anderson Road, Unit 93, Antioch, TN 37013

Tax Parcel ID/APN: 136150B17000CO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the GRANTEES, their successors and assigns, forever; and the GRANTOR covenants with the GRANTEES that GRANTOR is lawfully seized and possessed of the land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the land to the GRANTEES, their 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 14th day of June, 2024.

HPA US1 LLC

By: Mallory Bozovic, Authorized Signer for HPA US1 LLC

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a notary public in and for the aforesaid County and State, Mallory Bozovic, as Authorized Signer for HPA US1 LLC, a Delaware Limited Liability Company, who is personally known to me or who provided sufficient identification, and who acknowledged that the foregoing instrument was executed for the purposes therein described.

Witness my hand and official seal at _____, _____, this 14th day of June, 2024.

Colleen O'Gradney
Notary Public

My Commission Expires: 4-19-26

COLLEEN O'GRADNEY
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
April 19, 2026

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/14/24 (date of document).

Affiant Signature

6/17/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

