Karen Johnson Davidson County
Batch# 1186182 DEEDWARR
09/25/2024 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20240925-0074345

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Candice Reddick 510 Old Hickory Blvd Apt 824 Nashville, TN 37209	Candice Reddick 510 Old Hickory Blvd Apt 824 Nashville, TN 37209	15003038100,

STATE OF TN
COUNTY OF Davidson

This Instrument Prepared By:
LeeAnn Bell
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

The actual consideration or value, whichever is greater, for this transfer is 411,000.00

Candice Reddick

Subscribed and sworn to before me this 16 day of September, 20 24

Notary Public

My Commission Expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

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 considerations, the receipt of which is hereby acknowledged, we

HPA CL1 LLC, a Delaware limited liability company, successor by merger to HPA CL2 LLC, a Delaware limited liability company hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Candice Reddick, A Single Woman hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 435, The Country Section Nine, according to the plat recorded in Plat Book 6900, Page 285 and Page 286 of the Davidson County Register's Office, Tennessee;

Being the same property conveyed to HPA CL2 LLC, a Delaware limited liability company, by Warranty Deed from William C. Clay, II and Stacey L. Clay, husband and wife, dated October 4, 2022 and recorded October 10, 2022, In Instrument No. 20221010-0111020, Register's Office for Davidson County, Tennessee. Being the same property conveyed to William C. Clay, II and wife, Stacy L. Clay, by Warranty Deed, from Robert C. Ramovich and wife, Lessie C. Ramovich, dated September 27, 2007, recorded October 02, 2007, in Instrument No. 20071002-0117288, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 1025 Ainsworth Circle, Antioch, Tennessee, 37013
TAX PARCEL ID/APN: 15003038100

This is improved property located at 1025 Ainsworth Circle, Antioch, TN 37013, Davidson County.

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, its successors and assigns, forever;

and interest, thereto belonging to the said GRANTEE, its successors and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEE, its 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 16th day of September, 2024.

HPA CL1 LLC

By: **Cartan Clarke**, Authorized Signer

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a notary public in and for said Cook (County) and Illinois (State), the within named Cartan Clarke, as Authorized Signer For HPA CL1 LLC, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at _____, _____, this 16th day of Sept., 2024.

Notary Public

(SEAL)

MALLORY BOZOVIC
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
January 28, 2027

My Commission Expires: 1.28.27

Tennessee Certification of Electronic Document

I, Tenisha Torrence, 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 is this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/16/2024 (date of document).

Tenisha Torrence

Affiant Signature

9/16/2024

Date

State of NEW JERSEY

County of BURLINGTON

Sworn to and subscribed before me this 16 day of SEPTEMBER, 2024.

Notary Signature

MY COMMISSION EXPIRES: 2/13/2028

NOTARY'S SEAL

ROBERT D LUNT JR.
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50076925
MY COMMISSION EXPIRES FEB. 13, 2028