Karen Johnson Davidson County
Batch# 1187203 DEEDWARRSP
09/27/2024 10:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,701.63
20240927-0075037

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
NRZ REO VIII LLC , A DELAWARE LIMITED LIABILITY COMPANY	NRZ REO VIII LLC , A DELAWARE LIMITED LIABILITY COMPANY	071050D00100CO
799 BROADWAY, 8TH FLOOR	799 BROADWAY, 8TH FLOOR	
NEW YORK, NY 10003	NEW YORK, NY 10003	

This Deed executed this 17th day of September 2024*, for and in consideration of **Zero and 00/100 Dollars ($0.00),** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **NEW RESIDENTIAL BORROWER 2022-SFR1 LLC, A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **NRZ REO VIII LLC, A DELAWARE LIMITED LIABILITY COMPANY**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

*to be effective on September 26, 2024,

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF THE HOMES AT 1829 HAYNES STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED IN DAVIDSON COUNTY, TENNESSEE AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE 1829 HAYNES STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20190410-0032705, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, CO-OWNERS AND TENANTS OF THE 1829 HAYNES STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING OF RECORD AS INSTRUMENT NO. 20190410-0032705, AND BY-LAWS APPENDED THERETO AS EXHIBIT SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HERE OF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

THIS BEING THE SAME PROPERTY CONVEYED FROM BOULTON PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO NEW RESIDENTIAL BORROWER 2022-SFR1 LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED DATED 01/13/2022 AND RECORDED ON 03/08/2022 AS INSTRUMENT NUMBER 20220308-0026309 BOOK PAGE , IN THE REGISTER OF DEEDS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as: 1700 EDGEWOOD AVENUE, NASHVILLE, TN 37207.
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Witness our hand this 17th day of September, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date, to be effective on September 26, 2024.

NEW RESIDENTIAL BORROWER 2022-SFR1 LLC,

A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Franklin Marquet

Title: Authorized Signatory

STATE OF New York)

COUNTY OF New York)

The foregoing instrument was acknowledged before me this 17th day of September, 2024, by Franklin Marquet, who is personally known to me (or satisfactorily proven) to be the Authorized Signatory of **NEW RESIDENTIAL BORROWER 2022-SFR1 LLC, A DELAWARE LIMITED LIABILITY COMPANY** and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

_____

Notary Public

My Commission Expires: 8/21/27

LEIGH WINCHESTER
Notary Public - State of New York
NO. 01WI0012359
Qualified in New York County
My Commission Expires Aug 21, 2027

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $459,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF New York

COUNTY OF New York

Sworn to before me this 17th day of September, 2024.

Notary Public
My Commission Expires: 8/21/27

LEIGH WINCHESTER
Notary Public - State of New York
NO. 01WI0012359
Qualified in New York County
My Commission Expires Aug 21, 2027

Name and address for person(s) responsible for taxes:
NRZ REO VIII LLC
799 BROADWAY, 8TH FLOOR
NEW YORK, NY 10003

Name and Address of property owner:
NRZ REO VIII LLC
799 BROADWAY, 8TH FLOOR
NEW YORK, NY 10003

Tennessee Certification of Electronic Document

I, Stacy Martin, 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 9/17/2024 (date of document).

Stacy Martin
Affiant Signature

9/27/2024
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 27th day of September, 2024.

Tawana C. Cornish
Notary's Signature

MY COMMISSION EXPIRES: 3/21/2028

NOTARY'S SEAL

