Karen Johnson Davidson County
Batch# 1187322 DEEDWARRSP
09/27/2024 03:17:30 PM 6 pgs
Fees: $33.00 Taxes: $4,327.89
20240927-0075203

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**	**MULTIPLE**
799 BROADWAY, 8TH FLOOR	**799 BROADWAY, 8TH FLOOR**	
NEW YORK, NY 10003	**NEW YORK, NY 10003**	

*made effective on September 26, 2024,

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-SFR2 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property known as: **MULTIPLE**
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.

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-SFR2 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-SFR2 LLC, A DELAWARE LIMITED LIABILITY COMPANY** and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

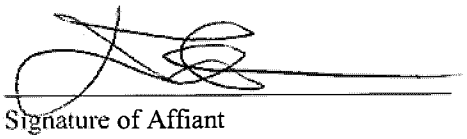
Before me,

_____
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

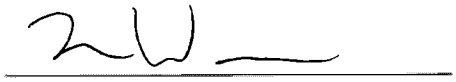
I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $1,169,700.00, which amount is equal to or greater than the amount which the property transferred would command 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

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



EXHIBIT "A"

Address: 204 New Towne Court, Antioch, TN 37013

County: Davidson

Parcel Identification Number: 15007005800

Client Code: RITHM-100

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING LOT NO. 65 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION I, OF RECORD IN PLAT BOOK 5200, PAGES 55 AND 56, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM BOULTON PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO NEW RESIDENTIAL BORROWER 2022-SFR2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED DATED 08/03/2022 AND RECORDED ON 09/09/2022 AS INSTRUMENT NUMBER 20220909-0101282 BOOK PAGE , IN THE REGISTER OF DEEDS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

Address: 3713 Huntingboro Trail, Antioch, TN 37013

County: Davidson

Parcel Identification Number: 150120A01300CO

Client Code: RITHM-101

BEING LOT NO. 688 ON THE PLAN OF FINAL P.U.D. PLAN OF PHASE II, SOMERSET OF RECORD IN PLAT BOOK 6900, PAGE 734, IN THE REGISTER'S OFFICE, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

SAID LOT NO. 688 FRONTS 63.64 FEET ON THE NORTHEASTERLY MARGIN OF HUNTINGBORO TRAIL AND EXTENDS BACK 135.13 FEET ON THE NORTHWESTERLY LINE AND 120.00 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 70.70 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED FROM BOULTON PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO NEW RESIDENTIAL BORROWER 2022-SFR2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED DATED 08/03/2022 AND RECORDED ON 09/09/2022 AS INSTRUMENT NUMBER 20220909-0101282 BOOK PAGE , IN THE REGISTER OF DEEDS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

Address: 306 Ensley Avenue, Old Hickory, TN 37138

County: Davidson

Parcel Identification Number: 044050F00200CO

Client Code: RITHM-102

306 ENSLEY AVENUE, UNIT B, PRIVATE ELEMENT AS ESTABLISHED BY THE MASTER DEED FOR 304-306 ENSLEY AVENUE ("MASTER DEED"), A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20191028-0110345, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AS AMENDED IN INSTRUMENT NO. 20191120-0119992 AND IN ASSIGNMENT AGREEMENT RE: DEVELOPER'S RIGHTS, DUTIES AND RESPONSIBILITIES RECORDED IN INSTRUMENT NO. 20191121-0120341, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT B TO THE AFOREMENTIONED MASTER DEED, AS AMENDED, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY.

BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THIS BEING THE SAME PROPERTY CONVEYED FROM BOULTON PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO NEW RESIDENTIAL BORROWER 2022-SFR2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED DATED 08/03/2022 AND RECORDED ON 09/09/2022 AS INSTRUMENT NUMBER 20220909-0101282 BOOK PAGE , IN THE REGISTER OF DEEDS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

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

