Commitment Number: 240218799
Seller's Loan Number: 2005221947

AFTER RECORDING RETURN TO:
JACOB WOODARD
211 MCKINLEY ST
WARTRACE, TN 37183

Karen Johnson Davidson County
Batch# 1203281 DEEDWARRSP
11/12/2024 12:33:30 PM 6 pgs
Fees: $33.00 Taxes: $1,040.81
20241112-0087790

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

New Property Owner/Mail Tax Statements To:
JACOB WOODARD
211 MCKINLEY ST
WARTRACE, TN 37183

Parcel ID No.: 059040A06200CO

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 23 day of October, 2024, by and between **HOME TRS IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantor(s) and **JACOB WOODARD, unmarried man**, whose tax mailing address is 211 MCKINLEY ST, WARTRACE, TN 37183, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Eighty One Thousand Three Hundred Dollars and Zero Cents ($281,300.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in DAVIDSON County, State of Tennessee:

THE FOLLOWING REAL PROPERTY. LOT 55, PHASE 3 BROOKVIEW SUBDIVISION, AS SHOWN IN INSTRUMENT NUMBER 2005-0928-0116190, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY TRANSFERRED FROM HOME SFR BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO HOME TRS IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED RECORDED ON 04/29/2024 AT 20240429-0030908.

Property commonly known as: 3004 Ewingdale Dr, Nashville, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 23 day of October, 2024.

HOME TRS IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Lisha Lowing

Title: Authorized Signor

STATE OF Arizona
COUNTY OF Maricopa

Before me, Virginia Hessler, a Notary Public, of the State and County mentioned, personally appeared Lisha Lowing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of **HOME TRS IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, the within named Grantor and that such Authorized Signer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Scottsdale, this 23 day of October, 2024.

_____
Notary Public

My Commission expires: _____

VIRGINIA HESSLER
Notary Public - Arizona
Maricopa County
Commission # 665572
My Comm. Expires Mar 19, 2028

VALUATION AFFIDAVIT

State of Arizona
County of Maricopa

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $281,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23 day of October, 2024.

Affiant

Lisha Lowing
Print Name

Notary Public

Virginia Hessler
Print Name

VIRGINIA HESSLER
Notary Public - Arizona
Maricopa County
Commission # 665572
My Comm. Expires Mar 19, 2028

(Seal)

My commission expires:

_____

CTIC# _____

Tennessee Certification of Electronic Document

I, Lisha Lowing, 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 October 23, 2024 (date of document).

Affiant Signature

10/23/2024
Date

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 23 day of October, 20 24.

Notary's Signature

My Commission Expires: _____

VIRGINIA HESSLER
Notary Public - Arizona
Maricopa County
Commission # 665572
My Comm. Expires Mar 19, 2028

NOTARY'S SEAL

Certificate of Authenticity

I, Joshua A. Terry, 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 10/23/24.

Affiant Signature – Joshua A. Terry

11/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/8/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27