Commitment Number: 240483870
Seller's Loan Number: 2005366907

AFTER RECORDING RETURN TO:
LAURA BERRY
1719 7TH AVE N
Nashville, TN 37208

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

Karen Johnson Davidson County
Batch# 1205459 DEEDWARRSP
11/14/2024 03:50:30 PM 5 pgs
Fees: $28.00 Taxes: $998.63
20241114-0088974

New Property Owner/Mail Tax Statements To:
LAURA BERRY
1719 7TH AVE N
Nashville, TN 37208

Parcel ID No.: 04111003100

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 29 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 **LAURA BERRY,** whose tax mailing address is 1719 7TH AVE N, Nashville, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Sixty Nine Thousand Nine Hundred Dollars and Zero Cents ($269,900.00), 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 431 ON THE PLAN OF BELLSHIRE ESTATES, SECTION "B", OF RECORD IN BOOK 2331, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BANBURY DRIVE, THE COMMON CORNER OF LOTS 431 AND 433; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWARDLY 147.1 FEET TO A POINT, A COMMON CORNER OF LOTS 431 AND 441, THENCE WITH THE LINE BETWEEN SAID LOTS, WESTWARDLY 140 FEET TO A POINT IN THE EASTERLY MARGIN OF DUMBARTON DRIVE; THENCE WITH THE MARGIN OF SAME, SOUTHWARDLY 125.3 FEET TO A POINT, THE BEGINNING OF A CURVE; THENCE SOUTHEASTWARDLY AROUND SAID CURVE WITH A RADIUS OF 25 FEET 39.3 FEET TO A POINT IN THE NORTHERLY MARGIN OF BANBURY DRIVE; THENCE WITH THE MARGIN OF THE SAME, EASTWARDLY 128 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY TRANSFERRED FROM HOME SFR BORROWER IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO HOME TRS IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED RECORDED ON 09/13/2024 AT INSTRUMENT NUMBER 20240913-0070652.

Property commonly known as: 4001 Dumbarton 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 29 day of October, 2024.

HOME TRS IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Ashleigh Clark

Title: Authorized Signor

STATE OF Arizona
COUNTY OF Maricopa

Before me, Meghan Berry, a Notary Public, of the State and County mentioned, personally appeared Ashleigh Clark, 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 _____ 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 Arizona, this 29 day of October, 2024.

_____
Notary Public

My Commission expires: _____

MEGHAN BERRY
Notary Public - Arizona
Maricopa County
Commission # 665085
My Comm. Expires Mar 6, 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 $ 269,900.00 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 29 day of October, 20 24.

Affiant

Ashleigh Clark
Print Name

MEGHAN BERRY
Notary Public - Arizona
Maricopa County
Commission # 665085
My Comm. Expires Mar 6, 2028

(Seal)

Notary Public

My commission expires:

Meghan Berry
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Ashleigh Clark, 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 29, 2024 (date of document).

Affiant Signature

10/29/24
Date

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 29 day of October, 2024.

Notary's Signature

My Commission Expires: _____

MEGHAN BERRY
Notary Public - Arizona
Maricopa County
Commission # 665085
My Comm. Expires Mar 6, 2028

NOTARY'S SEAL