Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

Commitment Number: 230544217
Seller's Loan Number: 2005247357

AFTER RECORDING RETURN TO:
LOYD NGOC THAN and THI THU HANG HOANG
555 Annex Avenue
Nashville, TN 37209

Karen Johnson
Batch # 1215478
12/12/2024 09 56 57 AM
Fees $23 00 Taxes $1,324 60

Davidson County
DEEDWARRSP
4 pgs

20241212-0096513

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

New Property Owner/Mail Tax Statements To:
LOYD NGOC THAN and THI THU HANG HOANG
555 Annex Avenue
Nashville, TN 37209

Parcel ID No.: 090 12 0 327.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 3 day of December 2024, by and between **RESIDENTIAL HOME BUYER NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantor(s) and **LOYD NGOC THAN and THI THU HANG HOANG, HUSBAND AND WIFE,** whose tax mailing address is 555 Annex Avenue, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Fifty Eigh Thousand Dollars and Zero Cents ($358,000.00), 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 DESCRIED REAL ESTATE, SITUATE AND BEING IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE MAP OF CHARLOTTE PARK ANNEX, AS OF RECORD IN BOOK 3700, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY TRANSFERRED FROM NASH 3 SF LLC, A DELAWARE LIMITED LIABILITY COMPANY TO RESIDENTIAL HOME BUYER NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED RECORDED ON 07/13/2021 AT 20210713-0094247.

Property commonly known as: 555 Annex Avenue, Nashville, TN 37209

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 3 day of December, 2024

RESIDENTIAL HOME BUYER NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By Kristen MacLeod

Name. Kristen MacLeod

Title: Authorized Signor

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, Ashleigh Clark, a Notary Public, of the State and County mentioned, personally appeared Kristen MacLeod, 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 **RESIDENTIAL HOME BUYER NASHVILLE, 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 Maricopa County, this 3 day of December, 2024

Notary Public

ASHLEIGH CLARK
Notary Public - Arizona
Maricopa County
Commission # 640357
My Comm Expires Sep 18, 2026

My Commission expires: _____

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 $359,000.00 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 3 day of December, 2024

Kristen Macleod
Affiant

Kristen Macleod
Print Name

(Seal)

ASHLEIGH CLARK
Notary Public - Arizona
Maricopa County
Commission # 640357
My Comm Expires Sep 18, 2026

Notary Public

My commission expires

Ashleigh Clark
Print Name

CTIC# _____