Commitment Number: 240418907
Seller's Loan Number: 2005331702

AFTER RECORDING RETURN TO:
WENWEI YAN
3318 W Hamilton Ave
Nashville, TN 37218

Karen Johnson Davidson County
Batch# 1224136 DEEDWARR
01/07/2025 11:06:30 AM 5 pgs
Fees: $28.00 Taxes: $1,026.75
20250107-0001297

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

New Property Owner/Mail Tax Statements To:
WENWEI YAN
3318 W Hamilton Ave
Nashville, TN 37218

Parcel ID No.: 070 00 0 002.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 17th day of December, 2024, by and between **HOME SFR BORROWER IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantor(s) and **WENWEI YAN,** whose tax mailing address is 3318 W Hamilton Ave, Nashville, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Seventy Seven Thousand Five Hundred Dollars and Zero Cents ($277,500.00), 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 NO. 2, SHIELDS-TAYLOR SUBDIVISION AS SHOWN OF RECORD IN INSTRUMENT NO. 20000405-00034226, OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY; TENNESSEE.

BEING THE SAME PROPERTY AS CONVEYED FROM MIDWAY EXCHANGE BORROWER 13, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO HOME SFR BORROWER IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED ON 12/9/2021, RECORDED ON 1/13/2022, IN INST# 20220113-0005183, DAVIDSON COUNTY RECORDS.

Property commonly known as: 3318 W Hamilton Ave, Nashville, TN 37218

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 17 day of December, 2024.

HOME SFR BORROWER 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 Auth Signer of **HOME SFR BORROWER 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 17 day of December, 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 $**277,500.00** 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 17 day of December, 2024.

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

(Seal)

My commission expires:

_____

Affiant

Lisha Lowing
Print Name

Notary Public

Virginia Hessler
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Virginia Hessler, 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 _____ (date of document).

_____
Affiant Signature

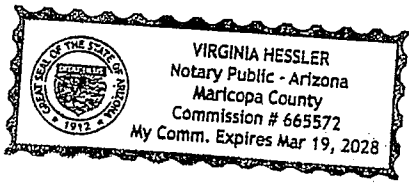
12/17/2024
Date

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 17 day of December, 2024.

_____
Notary's Signature

My Commission Expires: _____



NOTARY'S SEAL