MNT-571314

Karen Johnson Davidson County
Batch# 1236604 DEEDWARRSP
02/12/2025 01:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,398.60
20250212-0010746

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
ENGY BANDARY, MARRIED	**ENGY BANDARY, MARRIED**	**136-05-0A-079.00-CO**
87 MOLLY BRIGHT LANE	**87 MOLLY BRIGHT LANE**	
FRANKLIN, TN 37064	**FRANKLIN, TN 37064**	

This Deed executed this 31st day of January 20 25, for and in consideration of **Three Hundred Seventy-Eight Thousand and 00/100 Dollars ($378,000.00),** 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, **PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **ENGY BANDARY, MARRIED**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Bayview Estates, Phase Six (a Planned Unit Development) of record in Plat at Instrument No. 20020102-000486, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Pagaya Smartresi F1 Fund Property Owner IV LLC, a Delaware limited liability company by Quitclaim Deed from Pagaya Smartresi F1 Fund Property Owner II LLC, a Delaware limited liability company of record in Instrument No. 20220812-0091940 Register's Office for Davidson County, Tennessee, dated July 18, 2022 and recorded on August 12, 2022.

Property known as: **3108 DEMETROS PLACE, NASHVILLE, TN 37217**.
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.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

MNT-571314

Witness our hand this 31st day of January, 20 25, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Alyson Cimino

Name: Alyson Cimino

Title: Authorized Signer

STATE OF Texas)
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me this 31st day of January, 20 25, by Alyson Cimino, who is personally known to me (or satisfactorily proven) to be the Authorized Signatory of **PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY** the Grantor herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me, Samuel Perry

Samuel Perry

Notary Public

Samuel Perry
ID NUMBER
13283508-4
COMMISSION EXPIRES
December 21, 2028

My Commission Expires: 12/21/2028

Electronically signed and notarized online using the Proof platform.

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 $ 378,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Brown

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 31st day of January , 20 25 .

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:

3108 Demetros Place, Nashville, TN 37217

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 01/31/2025 (date of document).

Affiant Signature

01/31/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 31st day of January, 2025,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027