Commitment Number: 240507258
Seller's Loan Number: 2005391012

AFTER RECORDING RETURN TO:
NASHVILLE BLESSED HOMES, LLC
3041 CODY HILL RD
NASHVILLE, TN 37211

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

Karen Johnson Davidson County
Batch# 1238113 DEEDWARRSP
02/18/2025 01:58:30 PM 5 pgs
Fees: $28.00 Taxes: $1,058.20
20250218-0011832

New Property Owner/Mail Tax Statements To:
NASHVILLE BLESSED HOMES, LLC
3041 CODY HILL RD
NASHVILLE, TN 37211

Parcel ID No.: 165 13 0A 114.00

# SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 31 day of October, 2024 by and between **HOME TRS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantor(s) and **NASHVILLE BLESSED HOMES, LLC,** whose tax mailing address is 3041 CODY HILL RD, NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Eighty Six Thousand Dollars and Zero Cents ($286,000.00), 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 CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 474, ON THE PLAN OF SECTION TEN, PEPPERTREE FOREST, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 7900, PAGE 938, REGISTER'S OFFICE SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETED AND ACCURATE LEGAL DESCRIPTION.**

BEING THE SAME PROPERTY TRANSFERRED FROM HOME SFR BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO HOME TRS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY WARRANTY DEED RECORDED ON 09/26/2024 AT 20240926-0074724.

Property commonly known as: 3960 Pepperwood Dr, Antioch, TN 37013

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 31 day of October, 2024.

**HOME TRS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

By: _____

Name: Cassandra Swinney

Title: Authorized Signor

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, Karen Turyan, a Notary Public, of the State and County mentioned, personally appeared Cassandra Swinney, 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 Signor of **HOME TRS, 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 31st day of October, 2024.

_____
Notary Public

My Commission expires: 6/30/28

KAREN TURYAN
Notary Public Arizona
Maricopa County
Commission # 620656
My Comm. Expires Jun 30, 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 $ 286,000.00 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 31st day of October, 20 24.

Affiant

Cassandra Swinney
Print Name

(Seal)

Notary Public

My commission expires:

01/30/28

Karen Turyan
Print Name

CTIC# _____

KAREN TURYAN
Notary Public - Arizona
Maricopa County
Commission # 670656
My Comm. Expires Jun 30, 2028

# Tennessee Certification of Electronic Document

I, Cassandra Swinney, 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 31, 2024 (date of document).

Affiant Signature Cassandra Swinney
Authorized Signor

October 31, 2024
Date

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 31 day of October, 2024

Notary's Signature

My Commission Expires: 6/30/28

KAREN TURYAN
Notary Public - Arizona
Maricopa County
Commission # 670656
My Comm. Expires Jun 30, 2028

NOTARY'S SEAL