Commitment Number: 240582978
Seller's Loan Number: 2005414923

AFTER RECORDING RETURN TO:
MUSIC CITY FINANCIAL, LLC
922 Rachels Pl
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1246247 DEEDWARRSP
03/14/2025 11:45:30 AM 5 pgs
Fees: $28.00 Taxes: $714.10
20250314-0018904

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

New Property Owner/Mail Tax Statements To:
MUSIC CITY FINANCIAL, LLC
922 Rachels Pl
Hermitage, TN 37076

Parcel ID No.: 07511015100

# SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 18 day of February, 2025, 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 **MUSIC CITY FINANCIAL, LLC,** whose tax mailing address is 922 Rachels Pl, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Ninety Three Thousand Dollars and Zero Cents ($193,000.00), 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. 73-A ON THE PLAN OF RACHEL'S SQUARE, SECTION TWO, ZONE LOT DIVISION LOTS 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 AND 79, OF RECORD IN BOOK 6250, PAGE 541, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.**

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 WARRANTY DEED RECORDED ON 11/20/2024 AT INSTRUMENT NUMBER: 20241120-0090597.

Property commonly known as: 922 Rachels Pl, Hermitage, TN 37076

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 18 day of February, 20 25.

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

By: _____

Name: Cassandra Swinney

Title: Authorized Signor

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, Ashleigh Clark, 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 Signer 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 Maricopa, County, this 18 day of February, 20 25.

_____
Notary Public

My Commission expires: _____

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

# 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 $193,000.00 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 18 day of February, 2025.

Affiant

Cassandra Swinney
Print Name

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# _____

# 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 February 18, 2025 (date of document).

Affiant Signature

2/18/2025
Date

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 18 day of February, 2025.

Notary's Signature

My Commission Expires: _____

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

NOTARY'S SEAL