Commitment Number: 250120556
Seller's Loan Number: RP2TN00092

AFTER RECORDING RETURN TO:
KENDALL YODER and OWEN. YODER
1108 Elkader Ct
Antioch, TN 37013

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

Karen Johnson Davidson County
Batch# 1248928 DEEDWARRSP
03/21/2025 09:56:30 AM 5 pgs
Fees: $28.00 Taxes: $1,346.43
20250321-0021086

New Property Owner/Mail Tax Statements To:
KENDALL YODER and OWEN YODER
1108 Elkader Ct
Antioch, TN 37013

Parcel ID No.: 150 03 0 371.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 10th day of March, 2025, by and between **RESICAP TENNESSEE OWNER II LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is 3630 Peachtree Rd NE, Ste 1500, Atlanta, GA 30326, hereinafter referred to as Grantor(s) and **KENDALL YODER and OWEN YODER, a Wife and Husband, ,** whose tax mailing address is 1108 Elkader Ct, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Sixty Three Thousand Nine Hundred Dollars and Zero Cents ($363,900.00), 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:

Land in Davidson County, Tennessee, being Lot No. 425 on the Plan of Section Nine, "The Country" of record in Plat Book 6900, Page (s) 285 and 286, 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 THE SAME PROPERTY TRANSFERRED FROM THEO EGBUJOR A/K/A THEOPHILAS EGBUJOR, MARRIED TO RESICAP TENNESSEE OWNER II LLC, A DELAWARE LIMITED LIABILITY COMPANY BY WARRANTY DEED RECORDED ON 06/03/2022 AT INSTRUMENT NUMBER: 20220603-0063988.

Property commonly known as: 1108 Elkader Ct, 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 10 day of March, 2025.

RESICAP TENNESSEE OWNER II LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Joshua Gehman
Authorized Person

Title: _____

STATE OF Georgia
COUNTY OF Cobb

Before me, Betsy Wolf, a Notary Public, of the State and County mentioned, personally appeared Joshua Gehman, 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 Person of **RESICAP TENNESSEE OWNER II 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 Atlanta, GA, this 10 day of March, 2025.

_____
Notary Public

My Commission expires: Jan. 18, 2027

BETSY WOLF
Notary Public - State of Georgia
Cobb County
My Commission Expires Jan 18, 2027

VALUATION AFFIDAVIT

State of Georgia
County of Cobb

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 $**363,900.00** 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 10 day of March, 2025.

Affiant

Joshua Gehman
Authorized Person
Print Name

(Seal)

Notary Public

My commission expires: Jan. 18, 2027

BETSY WOLF
Notary Public - State of Georgia
Cobb County
My Commission Expires Jan 18, 2027

Betsy Wolf
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Joshua Cehmun, 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 mach 10 2025 (date of document).

Affiant Signature

3/10/25
Date

STATE OF Georgia
COUNTY OF Cobb

Sworn to and subscribed before me this 10 day of March, 2025.

Notary's Signature

My Commission Expires: Jan. 18, 2027

BETSY WOLF
Notary Public - State of Georgia
Cobb County
My Commission Expires Jan 18, 2027

NOTARY'S SEAL