Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Send tax bills to:
TYREK MITCHELL
1417 SIXPENCE PLACE
MADISON, TN 37115

Name and address of new owner:
TYREK MITCHELL
1417 SIXPENCE PLACE
MADISON, TN 37115

Karen Johnson Davidson County
Batch # 1271060 DEEDWARR
05/09/2025 09:42:32 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250509-0036457

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

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD., STE. 600, BUILDING 700
DULUTH, GA 30096
File No. MNT-582197

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 042-07-0A-117.00-CO

WARRANTY DEED

This Deed executed this 25th day of April 2025, for good consideration of Three Hundred Forty-Five Thousand and 00/100 Dollars ($345,000.00), I (We) **PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELWARE LIMITED LIABILITY COMPANY** whose mailing address is 90 PARK AVE, 31ST FLOOR, NEW YORK, NY 10016, hereby bargain, deed, and convey to **TYREK MITCHELL, SINGLE,** whose mailing address is 1417 SIXPENCE PLACE, MADISON, TN 37115, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot(s) 454, as shown on the map entitled Heritage Square, Phase Four, of record in Plat Book 6250, page 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PAGAYA SAMRTRESIF1 FUND PROPERTYOWNER II, LLC, by deed from MARIO E. LEE AND MYISHAL. POLK, HUSBAND AND WIFE, of record in Instrument No. 20210730-0102905, dated July 29, 2021, said Register's Office.

APN: 042-07-0A-117.00-CO
Property Address: 1417 SIXPENCE PLACE, MADISON, TN 37115
This instrument was prepared without the benefit of a title examination.

1417 Sixpence Pl

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof

Witness our hand this 25 day of April, 2025, 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 DELWARE LIMITED LIABILITY COMPANY

By: _____

Name: Alyson Cimino

Title: Authorized Signatory

STATE OF Texas)
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 25th day of April, 2025, 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 DELWARE LIMITED LIABILITY COMPANY** and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

_____
Notary Public
My Commission Expires: 09-23-28

CARMEN DAVIS
Notary Public, State of Texas
Comm. Expires 09-23-2028
Notary ID: 132685278

1417 Sixpence

OATH OF VALUE STATEMENT

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 345000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Pagaya Smartresi F1 Fund Property Owner IV LLC, a Delaware limited liability company
By: Alyson Cimino, Authorized Signatory

Subscribed and sworn to before me this the 25th day of April, 2025

Notary Public
My commission expires: 09-23-28

CARMEN DAVIS
Notary Public, State of Texas
Comm. Expires 09-23-2028
Notary ID: 132885276

SEAL