This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-6717-AJ

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Julia Kay Mann
Affiant

Subscribed and sworn to before me, this the 7th day of August, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 1306773 DEEDWARR
08/07/2025 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250807-0062917

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael R. Mann and Julia Kay Mann 103 Glenway Pt Lebanon, TN 37087	Merchants Bank of Indiana 410 Monon Boulevard Carmel, IN 46032	097 04 0 021.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **HPA II Borrower 2021-1 LLC, a Delaware Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Michael R. Mann and Julia Kay Mann, tenants by the entirety** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 63, LAKE PARK, SECTION ONE, as of record in Plat Book 4175, Pages 134 & 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to HPA II Borrower 2021-1, LLC, by Quitclaim Deed from HPA US2, LLC, of record in Instrument No. 20210811-0108128, in the Register's Office of Davidson County, Tennessee, dated May 05, 2021 and recorded on August 11, 2021.

Being the same property conveyed to HPA US2, LLC, a Delaware Limited Liability Company, by Warranty Deed from Stacy Mitchhart and Tawana Mitchhart, husband and wife, of record in Instrument No. 20201211-0145383, in the Register's Office of Davidson County, Tennessee, dated November 06, 2020 and recorded on December 11, 2020.

This is improved property located at: **4052 Port Cleburne Lane, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of August, 2025.

GRANTOR:

HPA II Borrower 2021-1 LLC, a Delaware Limited Liability Company

By: _____
Name: Tiffany Yancy
Title: Authorized Signer

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tiffany Yancy with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained; and who further acknowledged that he/she is the Authorized Signer of HPA II Borrower 2021-1 LLC, a limited liability company, that he/she is authorized by HPA II Borrower 2021-1 LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 5 day of August, 2025.

_____
Notary Public
My Commission expires:

LACY AARON
My Notary ID # 131273806
Expires September 8, 2025

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 8/7/2025 (date of document).

Affiant Signature

8/7/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7 day of AUGUST, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL