Karen Johnson Davidson County
Batch# 1437052 DEEDWARRSP
06/23/2026 08:33:30 AM 5 pgs
Fees: $28.00 Taxes: $1,183.63
20260623-0056217

This Instrument Prepared By:
WILLIAM MCSEVENEY TN Bar No. 038000
o/b/o BC LAW FIRM, P.A.
1077 EAST TRINITY LANE #203
NASHVILLE, TN 37216

SPECIAL WARRANTY DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
YEIMI H. HERNANDEZ LEON AND ANA V. LEON RODRIGUEZ	YEIMI H. HERNANDEZ LEON AND ANA V. LEON RODRIGUEZ	165 13 0A 145.00
3957 PEPPERWOOD DR	3957 PEPPERWOOD DR	
ANTIOCH, TN 37013	ANTIOCH, TN 37013	

This Deed executed this 21st day of MAY 2026 , for and in consideration of **Three Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars ($319,900.00),** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **NEW RESIDENTIAL BORROWER 2022-SFR2, LLC, A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **YEIMI H. HERNANDEZ LEON AND ANA V. LEON RODRIGUEZ, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

BEING LOT NO. 443 ON THE PLAN OF PEPPERTREE FOREST, SECTION 10, OF RECORD IN PLAT BOOK 7900, PAGE 938, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Being the same premises conveyed to NEW RESIDENTIAL BORROWER 2022-SFR2, LLC, A DELAWARE LIMITED LIABILITY COMPANY by Deed dated 08/03/2022 and recorded on 09/09/2022 as Instrument No. 202209090101283 in the Register of Deeds Office for DAVIDSON County, Tennessee.

Property known as: **3957 PEPPERWOOD DR, ANTIOCH, TN 37013**.
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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.

Witness our hand this 21ST day of MAY, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NEW RESIDENTIAL BORROWER 2022-SFR2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Nicola Santoro, Jr.

Title: Chief Financial Officer

STATE OF NEW YORK)
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 21ST day of MAY, 2026, by NICOLA SANTORO JR, who is personally known to me (or satisfactorily proven) to be the CHIEF FINANCIAL OFFICER of **NEW RESIDENTIAL BORROWER 2022-SFR2, LLC, A DELAWARE LIMITED LIABILITY COMPANY** the GRANTOR herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

BRADLEY H GLENNON
NOTARY PUBLIC STATE OF NEW YORK
Registration No. 02GL0048685
Qualified in New York County
Commission Expires April 07, 2030

_____
Notary Public
My Commission Expires: 4/7/2030

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 $319,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 21ST day of MAY, 2026.

Notary Public
My commission expires: 4/7/2030
SEAL

BRADLEY H GLENNON
NOTARY PUBLIC STATE OF NEW YORK
Registration No. 02GL0048685
Qualified in New York County
Commission Expires April 07, 2030

Name and address for person(s) responsible for taxes:
YEIMI H. HERNANDEZ LEON AND ANA V. LEON RODRIGUEZ
3957 PEPPERWOOD DR
ANTIOCH, TN 37013

Name and Address of property owner:
YEIMI H. HERNANDEZ LEON AND ANA V. LEON RODRIGUEZ
3957 PEPPERWOOD DR
ANTIOCH, TN 37013

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 443 ON THE PLAN OF PEPPERTREE FOREST, SECTION 10, OF RECORD IN PLAT BOOK 7900, PAGE 938, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Parcel ID: 165 13 0A 145.00

Commonly known as 3957 Pepperwood Dr, Antioch, TN 37013
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Instrument: 20220909-0101283 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Susan Tohn, 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 6/11/26 (date of document).

Affiant Signature

6/16/26
Date

State of PA

County of Bucks

Sworn to and subscribed before me this 16th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Kathleen Smith, Notary Public
Philadelphia County
My Commission Expires December 12, 2027
Commission Number 1440742