Karen Johnson Davidson County
Batch# 1445944 DEEDWARRSP
07/14/2026 12:16:30 PM 5 pgs
Fees: $28.00 Taxes: $1,368.63
20260714-0063512

This Instrument Prepared By:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

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
ROSALIA RODRIGUEZ SERRAT, UNMARRIED	**ROSALIA RODRIGUEZ SERRAT, UNMARRIED**	**162-06-0-328.00**
182 DELVIN DR	**182 DELVIN DR**	
ANTIOCH, TN 37013	**ANTIOCH, TN 37013**	

This Deed executed this 29th day of June 20 26, for and in consideration of **Three Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars ($369,900.00),** 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 **ROSALIA RODRIGUEZ SERRAT, UNMARRIED**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 20220909-0101283 in the Register of Deeds Office for DAVIDSON County, Tennessee.

Property known as: **182 DELVIN 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 29th day of June, 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: Emma Hoelke

Title: Authorized Signatory

STATE OF NEW YORK)
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 29TH day of JUNE, 2026, by EMMA HOELKE, who is personally known to me (or satisfactorily proven) to be the AUTHORIZED SIGNATORY 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 NEW YORK
COUNTY OF NEW YORK

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 369,900.00 , 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 29th day of June, 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:
ROSALIA RODRIGUEZ SERRAT
182 DELVIN DR
ANTIOCH, TN 37013

Name and Address of property owner:
ROSALIA RODRIGUEZ SERRAT
182 DELVIN DR
ANTIOCH, TN 37013

EXHIBIT "A"

Parcel 10:

Being Lot No. 12 on the Plan of Bess Estates (erroneously spelled in prior deeds as Beas Estates), Section One, as of record in Plat Book 4460, Page 154, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

County Parcel number: Map 162 Group 06 0 Parcel 328.00

Street Address of Property: 182 Delvin Dr., Antioch, TN 37013

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20220207-0013645 in the Register's Office, Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Susan Lohr, 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 6/29/2026 (date of document).

Affiant Signature

7/13/2026
Date

State of PA

County of Bucks

Sworn to and subscribed before me this 13th day of July, 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