Karen Johnson Davidson County
Batch# 538449 DEEDWARR
12/18/2020 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20201218-0150557

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9795-DJ

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Gwinnett

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2020.

Notary Public
My Commission Expires: 10/20/24

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SFR JV-1 Property, LLC, a Delaware Limited Liability Company P.O.Box 15087 Santa Ana, CA 92735	New Owner	053 16 0 284.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Elizabeth Green, an unmarried woman and Piper Lee Green, single, as joint tenants with right of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SFR JV-1 Property, LLC, a Delaware Limited Liability Company,** , hereinafter called the Grantee, its successors and assigns, 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 No. 19 on the Plan of Jacksons Landing Estates, Section Two of record in Plat Book 8250, Page 975, 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 conveyed to Elizabeth Green, an unmarried woman and Piper Lee Green, single, as joint tenants with right of survivorship by Quitclaim Deed from Elizabeth Green, an unmarried woman and Gary Green, a married man, herein joined by his spouse, Deanna Green, as tenants in common with rights of survivorship, dated June 27, 2019, recorded July 10, 2019, of record in Instrument No. 20190710-0067101, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Elizabeth Green, an unmarried woman and Gary Green, a married man, as tenants in common with rights of survivorship by Warranty Deed from James L. Pryor and wife, Monica G. Pryor, dated December 30, 2016, recorded January 3, 2017, of record in Instrument No. 20170103-0000306, said Register's Office.

This Instrument executed on behalf of Elizabeth Green and Piper Lee Green ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 20201215-0147860, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1025 Donoho Drive, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Property taxes for the year 2020 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 20th day of November, 2020.

GRANTOR:

Elizabeth Green

Piper Lee Green by Elizabeth Green, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Green, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of November, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Green the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Piper Lee Green ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 20th day of November, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires:

202012180150557

EXHIBIT "A"
TO Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 20th day of November, 2020.

Notary Public
My Commission Expires: NOV 13 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022