Karen Johnson Davidson County
Batch# 557840 DEEDWARR
01/21/2021 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20210121-0009026

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ20-1004

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~Wilson~~ Cobb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~XX~~ 8th day of January, 2021

Notary Public

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Commission Expires: 11/9/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
SFR JV-1 Property LLC 1508 Brookhollow Dr Santa Ana, CA 92705	SFR JV-1 Property LLC 1508 Brookhollow Dr Santa Ana, CA 92705	033-03-0B-137.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sheldon Shane Skeete and Irika Sene Skeete, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, 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 GRANTEES, THEIR HEIRS 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. 115 on the Plan of Final Plat of Dry Creek Farms, Phase 3 of record in Plat at Instrument No. 20070221-0021236, as corrected in Instrument No. 20070411-0043542, 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 Sheldon Shane Skeete and Irika Sene Skeete, husband and wife by Warranty deed from Philip Brian Crews and wife, Cortney Crews of record in Instrument No. 20130904-0093088 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 04, 2013. (Value of

consideration shown in aforementioned deed $172,500.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 121 Ivy Hill Lane, Goodlettsville, TN 37072

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~4th~~ 8th JS SS day of January, 2021.

Sheldon Shane Skeete
Sheldon Shane Skeete

Irika Sene Skeete
Irika Sene Skeete

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON (4)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sheldon Shane Skeete and Irika Sene Skeete** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this ~~4th~~ 8th (4) day of January, 2021.

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

Notary Public
My Commission Expires:

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