WARRANTY DEED

Karen Johnson Davidson County
Batch# 573978 DEEDWARR
02/12/2021 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210212-0020381

MJ-SB-EXP-21-3612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/08/2021

(AFFIX SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER (S)
SFR JV-1 Property LLC, a Delaware Limited Liability Company	**NEW OWNER**	
(NAME)	(NAME)	**087-01-0A-143.00**
P.O. Box 15087		
(ADDRESS)	(ADDRESS)	
Santa Ana, CA 92735		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHELSEA L. PARHAM, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SFR JV-1 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 70 on the Plan of Section Four Chesney Glen of record in Plat Book 9700, Page 844, 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 Chelsea L Parham and Juston Parham, wife and husband by Warranty deed from Shawn S. Hisel and April M. Hisel, husband and wife of record in Instrument No. 20170710-0068880 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 10, 2017.

Being the same property conveyed to Chelsea L. Parham by Quitclaim deed from Chelsea L. Parham and Juston Parham of record in Instrument No. 20200110-0003737 Register's Office for Davidson County, Tennessee, dated December 09, 2019 and recorded on January 10, 2020.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Book 9700, Page 844, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 9700, Page 215, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10278, Page 279, amended and supplemented in Book 10449, Page 215, Book 10449, Page 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944, Book 11317, Page 674, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 10290, Page 256, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of Common Areas to Homeowners Association of record in Book 10420, Page 356 and Book 11577, Page 623, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10357, Page 915, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3612 Caledon Court, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 10 DAY OF FEBRUARY, 2021.

Chelsea L. Parham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHELSEA L. PARHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of February, 2021.

Notary Public
My Commission Expires: 05/02/2022
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

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