Karen Johnson Davidson County
Batch# 587354 DEEDWARR
03/08/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $984.02
20210308-0030316

**Prepared By & Return To:**
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-1314

STATE OF Georgia
COUNTY OF Fulton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3 day of March, 2021

Notary Public

Commission Expires: _____

Sharon D Simpson
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 2/18/2025

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| SFR JV-I Property LLC<br>PO Box 15087<br>Santa Ana, CA 92735 | SFR JV-I Property LLC<br>PO Box 15087<br>Santa Ana, CA 92735 | 075-12-0A-166-00CO |

# 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,

**Victor L. Patuzzi, a single man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**SFR JV-I 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. 38 on the Plan of First Revision Section Three, Phase II, Greer Meadows at Cedar Creek Residential P.U.D. of record in Plat at Instrument No. 20040407-0039587, 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 Victor L. Patuzzi, an unmarried man by Warranty deed from Jan Riester, a single woman of record in Instrument No. 20090618-0056853 Register's Office for Davidson County, Tennessee, dated June 12, 2009 and recorded on June 18, 2009. **(Value of consideration shown in aforementioned deed $132,500.00.) Being also known as 649 Belgium Drive Hermitage, Tennessee 37076.**

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: 649 Belgium Drive, Hermitage, TN 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 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 3rd day of March, 2021.**

Victor L Patuzzi
Victor L. Patuzzi

STATE OF ~~TENNESSEE~~ rtl Oklahoma
COUNTY OF ~~WILSON~~ rtl Oklahoma

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

**Witness my hand and official seal at ~~Mt. Juliet, Tennessee~~ rtl Edmond, Oklahoma this 3 day of March, 2021.**

ROBIN HALL NOTARY # 13001396 EXP. 02/11/25 PUBLIC STATE OF OKLAHOMA

Robin Hall
Notary Public
My Commission Expires: 2-11-2025

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