Karen Johnson Davidson County
Batch# 608183 DEEDWARR
04/06/2021 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210406-0045110

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: MAY 3 2021
(~~AFFIX~~ SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SFR JV-1 Property LLC	SFR JV-1 Property LLC, a Delaware Limited Liability Company	Parcel ID: 053-06-0B-129.00
(NAME) PO Box 15087	(NAME) PO Box 15087	
(ADDRESS) Santa Ana, CA 92735	(ADDRESS) Santa Ana, CA 92735	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Holly Walker N/K/A Holly Crutchfield, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SFR JV-1 Property LLC, a Delaware Limited Liability Company, 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 150 on the Plan of Phase 4B Waterford of record in Book 7900, Page 770 Register's Office for said County, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Holly Walker, unmarried, By Warranty Deed from William Etter and Holly Etter, FKA Holly Smith, husband and wife dated July 31, 2015 recorded August 04, 2015, of record as Instrument No. 20150804-0077147 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1845 Merritt Street, Old Hickory, TN 37138

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. 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 our hands this 24 day of March, 2021

Holly Walker N/K/A Holly Crutchfield

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Holly Walker N/K/A, Holly Crutchfield, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of March, 2021.

Notary Public

My Commission Expires: May 3, 2021

(SEAL)

THOMAS H. LARSON
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