Karen Johnson Davidson County
Batch# 631820 DEEDWARR
05/07/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,305.36
20210507-0061973

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11686-DJ

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF DeKalb

The actual consideration ~~or~~ value, whichever is greater, for this transfer is $352,800.00.

Affiant

Subscribed and sworn to before me, this the 27 day of April, 2021.

Notary Public
My Commission Expires: _____

ROBYNN MILLER NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES April 19, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
SFR JV-I Property LLC PO Box 15087 Santa Ana, CA 92735	New Owner	062-02-0B-151.00

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, I, **Tracey L. Patterson, an unmarried man,** hereinafter called the Grantor(s), 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 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. 51 on the Plan of Abbington Park, a Planned Unit Development, Phase 1, Section 4 of record in Plat at Instrument No. 20050110-0003256, 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 Tracey L. Patterson, an unmarried man, by deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20060426-0047637, Register's Office for Davidson County, Tennessee, dated April 21, 2006 and recorded on April 26, 2006.

This is improved property located at: **3405 Cain Harbor Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 27 day of April, 2021.

GRANTOR:

Tracey L Patterson

Tracey L. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tracey Patterson, 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 he / executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of April, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202105070061973

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