Karen Johnson Davidson County
Batch# 657015 DEEDWARR
06/15/2021 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,293.80
20210615-0080658

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~Davidson~~ Pelcely

The actual consideration or value, whichever is greater, for this transfer is $349,675.00

Affiant

Subscribed and sworn to before me, this 8th day of June, 2021

Notary Public

My commission expires: April 19, 2023

ROBYN MILLER NOTARY PUBLIC DEKALB COUNTY, GEORGIA My Commission Expires April 19, 2023

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| SFR JV-1 PROPERTY LLC, A Delaware Limited Liability Company | **NEW OWNER** | **087050A07400** |
| **PO BOX 15087** | | |
| **SANTA ANA, CA 92735** | | |

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 ACKNOWLEDGE, WE,

**Miguel A. Cruz and Magda L. Cruz, husband and wife**

HEREINAFTER CALLED 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. 75 on the plan of Farmingham Woods, Phase II, Section 2, of record in Book 7900, Page 424, Register's office for said county.

Said Lot No. 75 fronts 28.09 feet on the Northerly margin of Briarwick Court ad extends back 115.00 feet on the Westerly line and 123.00 feet on the Easterly line to a deed line in the rear, measuring 94.02 feet thereon.

Being the same property conveyed to Miguel A Cruz and wife, Magda L Cruz by Warranty deed from Phillips Builders, INC of record in Book 8966, page 346, Register's Office for Davidson County, Tennessee, dated May 27, 1993 and recorded on June 1, 1993.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5713 Briarwick Ct, 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 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 in 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.

Miguel A. Cruz _____ Date: 6/8/21

Magda L. Cruz _____ Date: 6/8/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Miguel A. Cruz and Magda L. Cruz, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June 2021, _____.

NOTARY PUBLIC

My Commission Expires: 9/4/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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