Karen Johnson Davidson County
Batch# 666073 DEEDWARR
06/28/2021 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.97
20210628-0086900

WARRANTY DEED

STATE OF GA

COUNTY OF Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/26/24

(AFFIX SEAL)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SFR JV-1 Property LLC, a Delaware Limited Liability Company	New Owner	
(NAME)	(NAME)	
PO Box 15087		149030B05900
(ADDRESS)	(ADDRESS)	
Santa Ana, CA 92735		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Sara A. Zeluel, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAS 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 GRANTEE, HER 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. 52 on the Plan of Phase Two, Kendall Park of record in Plat at Instrument No. 20020807-0094808, 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 Sara A. Zeluel, an unmarried woman by Special Warranty deed from SROF 2013-M4 REO I, LLC of record in Instrument No. 20151103-0111904 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 03, 2015. (Value of consideration shown in aforementioned deed $160,150.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at all matters shown on the Plan of record as Instrument Number 20020807-0094898, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000911-0089513, as amended in 20010907-0097391 and Corrected in 20030930-0143868, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter to HOA of record in Instrument Number 20010910-0097556, Conveyance of Common area of record in Instrument Number 20021121-0144875, Stormwater Detention Agreement of record in Instrument Number 20000411-0036661,Subject to rights of others in and to the common areas and/or elements **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 93 Kendall Park Dr. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24 day of June, 2021.

Sara A Zeluel
Sara A. Zeluel

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sara A. Zeluel**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of June, 2021.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
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