Karen Johnson Davidson County
Batch# 669139 DEEDWARR
07/01/2021 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,293.80
20210701-0089097

WARRANTY DEED

2021-256

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,675.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15 day of June, 2021.

(Affix Seal) Notary Public

My Commission Expires: 12-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
SFR JV-1 Property, LLC P.O. Box 15087 Santa Ana, CA 92735	NEW OWNER	086-12-0A-029.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Todd D. Thomas, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **SFR JV-1 Property, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 112 on the Plan of Final Plat, Section One, Tulip Grove Pointe "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060905-0109478, 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 Todd D. Thomas, a single man by Warranty deed from Norie-Ann Knisley Young and Thomas Isaac Young, wife and husband of record in Instrument No. 20110829-0066498 Register's Office for Davidson County, Tennessee, dated August 24, 2011 and recorded on August 29, 2011.

( ) unimproved
This is (X) improved property know as 108 Tulip Grove Point, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 15 day of June, 2021.

Todd D. Thomas

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Todd D. Thomas, the bargainor(s), 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, this 15 day of June, 2021.

Notary Public
My Commission Expires: 10-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson 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