Karen Johnson Davidson County
Batch# 672376 DEEDWARR
07/07/2021 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210707-0091436

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~WILLIAMSON~~ DeKalb

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me, this 19 day of July, 2021.

Notary Public
My commission expires: _____

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

Address of New Owner:	Send Tax Bills to:	Tax Information
SFR JV-1 Property, LLC PO Box 15087 Santa Ana, CA 92735	SFR JV-1 Property, LLC PO Box 15087 Santa Ana, CA 92735	126-15-0A-134.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vickie Brennan, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **SFR JV-1 PROPERTY LLC, A Delaware Limited Liability Company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 247 on the Resubdivision of Lots 246 & 247, Section Three, Boone Trace at Biltmore, of record in Book 11190, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph R. Brennan and wife, Vickie Brennan, by Warranty Deed from Kenneth N. Litton and wife, Karen E. Litton, dated November 17, 2000 of record as Instrument No. 20001213-0122590, Register's Office for Davidson County, Tennessee. The said Joseph R. Brennan having since died on June 2, 2020 vesting fee simple title in the wife Vickie Brennan as surviving tenant by the entirety.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 713 Settlers Ct, Nashville, TN 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 14th day of June, 2021.

Vickie Brennan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vickie Brennan,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of June, 2021.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2021067104

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