Karen Johnson Davidson County
Batch# 673329 DEEDWARR
07/08/2021 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20210708-0092123

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12490-RR

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Dekalb

The actual consideration or value, whichever is greater, for this transfer is $339,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2021.

Notary Public
My Commission Expires: _____

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SFR JV-I Property LLC PO Box 15087 Santa Ana, CA 92735	New Owner	149-12-0B-055.00

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/we, **Gamal Barsoum Gerges* and Eman Saad Gerges**, married**, 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(s), his/her/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. 55 on the Plan of Phase 2, Forest Cove of record in Plat Book 9700, Page (s) 976 and 977, 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 Gamal Shenoda* and Eman Saad**, married by Cash deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington D.C. of record in Instrument No. 20070320-0033855 Register's Office for Davidson County, Tennessee, dated March 16, 2007 and recorded on March 20, 2007.

*Gamal Shenoda is NKA Gamal Barsoum Gerges, per the U.S. Department of Homeland Security.

**Eman Saad is NKA Eman Saad Gerges, per the U.S. Department of Homeland Security.

This is improved property located at: **1524 Overcreek Drive, Nashville, TN 37217**

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 21st day of June, 2021.

GRANTOR:

Gamal Gerges

Gamal Barsoum Gerges

Eman Saad Gerges

Eman Saad Gerges

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gamal Barsoum Gerges and Eman Saad Gerges, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of June, 2021.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-26-22

202107080092123

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