This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-12197-LV

Karen Johnson Davidson County
Batch# 677605 DEEDWARR
07/15/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,111.57
20210715-0095304

STATE OF ~~TENNESSEE~~ GA
COUNTY OF DeKalb

The actual consideration or value, whichever is greater, for this transfer is $300,425.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2021.

Notary Public
My Commission Expires:

ROBYNN MILLER NOTARY PUBLIC DEKALB COUNTY, GEORGIA My Commission Expires April 10, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SFR JV-I Property LLC, a Delaware Limited Liability Company PO Box 15087, Santa Ana, CA 92735	Address of new owner	064 09 0 228.00

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, **Daniel K. Faulkner and wife, Sandra F. Faulkner**, 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. 68 on the Plan of Southfork, Section 1 of record in Plat Book 6250, Page 385, 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 Daniel K. Faulkner, by Warranty Deed from John Reding and wife, Rochelle Reding, of record in Instrument No. 20060912-0112690, in the Register's Office of Davidson County, Tennessee, dated August 11, 2006 and recorded on September 12, 2006. Also see Scrivener's Affidavit recorded in Instrument No. 20090504-0040485, in the Register's Office of Davidson County, Tennessee, dated April 28, 2009 and recorded on May 04, 2009.

Being the same property conveyed to Larry D. Craig, Trustee by Quitclaim Deed from Daniel K. Faulkner of record as Instrument No. 20110913-0071020, Register's Office for Davidson County, Tennessee, dated September 09, 2011 and recorded on September 13, 2011 and within the same deed the said Larry D. Craig, Trustee, conveyed his interest in the subject property to Daniel K. Faulkner and Sandra F. Faulkner.

This is ☒ improved or ☐ unimproved property located at: **4321 Brackenwood Drive, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 12th day of July, 2021.

GRANTOR:

Daniel K. Faulkner

Sandra F. Faulkner

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel K. Faulkner and Sandra F. Faulkner, 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 12th day of July, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202107150095304

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/12/2021 (date of document).

Kayla Short
Affiant Signature

7/12/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 12th day of July, 2021

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024