Karen Johnson Davidson County
Batch# 698808 DEEDWARR
08/17/2021 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210817-0110983

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
SFR JV-2 Property LLC
P.O. Box 15087
Santa Ana, CA 92735

SEND TAX BILL TO:

New Owner

MAP/PARCEL 098-05-0A-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sally Malinowicz, a single woman, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **SFR JV-2 Property LLC, a Delaware Limited Liability Company, hereafter called the GRANTEE,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section One, Hampton Hall, RS15 Residential P.U.D. of record in Plat Book 9700, Page (s) 290 and 291, 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 Sally Malinowicz, a single woman by Warranty deed from Teressa A. Jamison f/k/a Teressa A. Pulliam and Phishann Jamison, wife and husband of record in Instrument No. 20170712-0070186 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 12, 2017.

Being also known as 6173 Hampton Hall Way Hermitage, Tennessee 37076.

This is improved property known as: **6173 Hampton Hall Way, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR do further covenant and bind themselves, their 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.

Possession to be given 13th day of August, 2021.

WITNESS MY HAND on this the 13th day of August, 2021.

Sally Malinowicz

Sally Malinowicz

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sally Malinowicz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 3/2/2025

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $340,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 3/2/2025

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

File No: 210605

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 8/13/2021 (date of document).

Kayla Short
Affiant Signature

8/13/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 13TH day of August, 2021.

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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