Karen Johnson Davidson County
Batch# 698831 DEEDWARR
08/17/2021 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210817-0111026

WARRANTY DEED

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~DAVIDSON~~ Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/26/24
(AFFIX SEAL)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

O-BMR-21-2429

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SFR JV-2 Property LLC, a Delaware Limited Liability Company	**SFR JV-2 Property LLC, a Delaware Limited Liability Company**	
(NAME) **PO BOX 15087**	(NAME) **PO BOX 15087**	**050-02-0A-023.00**
(ADDRESS) **Santa Ana, CA 92735**	(ADDRESS) **SANTA ANA, CA 92735**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MEGAN MACKINNON AND ROBERT MACKINNON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SFR JV-2 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 123 on the Plan of Final Plat of Belle Arbor PUD, Phase 4 (Formerly known as Victory Village PUD) of record in Instrument No. 20180503-0042421, 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 Megan MacKinnon and Robert MacKinnon, wife and husband by Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20181114-0112087 Register's Office for Davidson County, Tennessee, dated November 05, 2018 and recorded on November 14, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20180503-0042421, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20100203-0008782 amended in Instrument No. 20160225-0018112, Instrument No. 20171116-0117974, Instrument No. 20171122-0119839 and Instrument No. 20180105-001817, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Inspection and Maintenance Agreement of record in Instrument Numbers 20080513-0049052, 20100903-0070291, 20170918-0095214, 20170719-0072840, 20170918-0095216 and 20171130-122273, in the Register's Office for Davidson County, Tennessee.
- Storm Drainage Easement of record in Instrument Numbers 202160128-0008211, 20160128-008261 and in Book 6218, page 217, and Book 6181, page 43, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Stormwater Facilities of record in Instrument Number 20160127-0007948, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed to Belle Arbor Homeowners Association, Inc., a Tennessee corporation of record in Instrument No. 20180410-0033776, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2429 Solomon Lane, Nashville, Tennessee 37207**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 11 DAY OF AUGUST, 2021.

Megan MacKinnon

Robert MacKinnon

STATE OF VIRGINIA
COUNTY OF Albemarle

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

Witness my hand and official seal, this the 11 th of August, 2021.

Samantha Slough
Notary Public
My Commission Expires: December 31st, 2024
(SEAL)

SAMANTHA ROSE SLOUGH NOTARY PUBLIC REG # 7882551 COMMISSION EXPIRES 12/31/2024 COMMONWEALTH OF VIRGINIA

STATE OF VIRGINIA
COUNTY OF Albemarle

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

Witness my hand and official seal, this the 11 th of August, 2021.

Samantha Slough
Notary Public
My Commission Expires: December 31st, 2024
(SEAL)

SAMANTHA ROSE SLOUGH NOTARY PUBLIC REG # 7882551 COMMISSION EXPIRES 12/31/2024 COMMONWEALTH OF VIRGINIA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 8/11/2021 (date of document).

Kayla Short
Affiant Signature

8/11/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 11 day of August, 2021.

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

