Karen Johnson Davidson County
Batch# 703669 DEEDWARR
08/24/2021 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20210824-0114216

| THIS INSTRUMENT WAS PREPARED BY | STATE OF ~~TENNESSEE~~ GA<br>COUNTY OF Decatur |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Suite 115<br>Brentwood, TN 37027<br>P21-12181-BW | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 342,000.00.<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August 2021.<br><br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| SFR JV-2 Property LLC | | |
| P.O. Box 15087 | New Owner | 033-03-0B-104.00 |
| Santa Ana, CA 92735 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jamie Ann Parker, fka Jamie Judkins, and James B Parker, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFR JV-2 Property LLC, a Delaware Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, 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. 15 on the Plan of Final Plat of Dry Creek Farms, Phase 3 of record in Plat at Instrument No. 20070221-0021236, as corrected in Instrument No.20070411-0043542, 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 Jamie Judkins, a single woman by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20071002-0117484 Register's Office for Davidson County, Tennessee, dated September 26, 2007 and recorded on October 2, 2007.

Jamie Judkins and Jamie Ann Parker are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **130 Ivy Hill Lane, Goodlettsville, TN 37072.**

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. 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 our hands this the 20th day of August, 2021.

Jamie Ann Parker

Jamie Ann Parker, fka Jamie Judkins

James B. Parker

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 **Jamie Ann Parker, fka Jamie Judkins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of August, 2021.

My Commission expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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 **James B. Parker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of August, 2021.

My Commission expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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 8/20/2021 (date of document).

Kayla Short
Affiant Signature

8/20/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 20 day of Aug, 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