Karen Johnson Davidson County
Batch# 705550 DEEDWARR
08/26/2021 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20210826-0115568

WARRANTY DEED

STATE OF GA
COUNTY OF Fulton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Sharon D Simpson
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 2/18/2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SFR JV-2 Property LLC	SFR JV-2 Property LLC	
(NAME)	(NAME)	
P.O. Box 15087	P.O. Box 15087	05316026500
(ADDRESS)	(ADDRESS)	
Santa Ana, CA 92735	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, **David J. Cruz, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS 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 GRANTEE, 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. 11 on the Final Plat Section Four, Stone Hedge, as of record in Plat Book 9700, Page 265, as amended in Book 10159, Page 42, 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 David J. Cruz by Warranty deed from Barbara Reasonover and Larry Reasonover of record in Instrument No. 20090730-0071193 Register's Office for Davidson County, Tennessee, dated July 23, 2009 and recorded on July 30, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register of Deeds Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 741 Stone Hedge Dr, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 20th day of August, 2021.

David J. Cruz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **David J. Cruz**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of August, 2021.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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: 10/26/24

Notary's Seal (if on paper)

