Karen Johnson Davidson County
Batch# 708925 DEEDWARR
09/01/2021 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210901-0118188

WARRANTY DEED

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~DAVIDSON~~ Dekalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/19/23 (AFFIX SEAL)

ROBYNN MILLER NOTARY PUBLIC DEKALB COUNTY GEORGIA MY COMMISSION EXPIRES April 19, 2023

G-EXP-21-2640

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	**SFR JV-2 Property LLC**	
(NAME) **P.O. Box 15087**	(NAME) **P.O. Box 15087**	**058-09-0A-310.00**
(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, **LAKETA M. KELLY, UNMARRIED,** 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. 265 on the Plan of Jordan Ridge At Eaton's Creek Phase 11 "A Cluster Lot Planned Unit Development" Formerly Creekside Trials, of record in Plat at Instrument No. 20100126-0006479, 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 Laketa M. Kelly, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20110628-0049315 Register's Office for Davidson County, Tennessee, dated June 24, 2011 and recorded on June 28, 2011.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20100126-0006479, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20000915-0092002, as amended in Instrument Number 20010125-0117168, Instrument No. 20020828-0103983, Instrument No. 20041229-0153372, Instrument No. 20061120-0143523, Instrument No. 20061120-0143524, Instrument No. 20070905-0106402, Instrument No. 20110216-0113313, and Instrument No. 201412180115782 Register's Office for Davidson County, Tennessee.
- Charter for Jordan Ridge at Eatons Creek HOA of record in Instrument Number 20011126-0128291, in the Register's Office for Davidson County, Tennessee.
- Utility and Drainage easement of record in Instrument Number 20080128-0008719, in the Register's Office for Davidson County, Tennessee.
- Storm water maintenance agreement of record in Instrument Number 20080128-0008551, in the Register's Office for Davidson County, Tennessee.
- Agreement for rights and obligations of record in Instrument Number 20041229-0153373, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20001011-0100954, Instrument No. 20031010-0150887, Instrument No. 20060126-0009689, Instrument No. 20070112-0005338, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee.
- Water mains easement of record in Book 6255, Page 578 and Book 5300, Page 903 Book 6186, Page 235, Book 7170, Page 775, Book 7170, Page 778, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2640 Jordan Ridge Drive, Nashville, Tennessee 37218**.

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 26 DAY OF AUGUST, 2021.

Laketa M. Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAKETA M. KELLY, 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 26 of August, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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 8/24/21 (date of document).

Kayla Short
Affiant Signature

8/24/21
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 24th 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