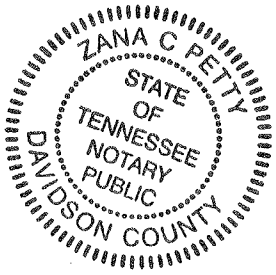
Karen Johnson Davidson County
Batch# 715622 DEEDWARR
09/14/2021 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210914-0123306

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

X David Wigart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0747

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SFR JV-2 Property LLC, a Delaware Limited Liability company	SFR JV-2 Property, LLC, a Delaware Limited Liability Company	Map: 098090B00700
(NAME) PO Box 15087	(NAME) PO Box 15087	
(ADDRESS) Santa Ana, CA 92735	(ADDRESS) Santa Ana, CA 92735	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICHARD G. WIGART AND WIFE, WANDA L. WIGART, BY THEIR ATTORNEY IN FACT DAVID WIGART,

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. 7 on the plan of Windchase, Phase III, a Planned Unit Development, as shown on plat of record in Plat Book 11700, Page 14, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard G. Wigart and wife, Wanda L. Wigart, by Warranty Deed from Marty Penix, married, of record in Instrument No. 20050111-0004166, dated January 6, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 14, said Register's Office.

The signature of Richard G. Wigart and Wanda L. Wigart is signed by his/her/their duly appointed Attorney-in-Fact, David Wigart, pursuant to the Power of Attorney of record in Instrument No. 202109140123305, said Register's Office.

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

unimproved ☐
This is improved ☒ property, known as 100 Windchase Run, Hermitage, TN 37076
(House No.) (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 our hands this 8th day of September, 2021.

Richard G Wigart
By: David Wigart, as Attorney in Fact
Richard G. Wigart
By: David Wigart, as Attorney in Fact

Wanda L Wigart
By: David Wigart, as Attorney in Fact
Wanda L. Wigart
By: David Wigart, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named David Wigart, 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 on behalf of Richard G. Wigart and Wanda L. Wigart, as his/her Attorney-in-Fact, as the free act and deed of the within named Richard G. Wigart and Wanda L. Wigart.

Witness my hand and official seal this 8th day of September, 2021.

My Commission Expires: 5-2-22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
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 9/8/2021 (date of document).

Kayla Short
Affiant Signature

9/8/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 8th day of September, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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