Karen Johnson Davidson County
Batch# 720294 DEEDWARR
09/20/2021 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20210920-0126304

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $343,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of September, 2021.

Notary Public

My commission expires: _____

(Notary Stamp)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
SFR JV-2 Property LLC	New Owner	063-16-OB-141.00-CO
PO Box 15087		
Santa Ana, CA 92735		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jill Stewart, Executrix of the Estate of Cynthia Ann Modlin

(hereinafter called the "Grantor"), 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 "Grantee"), its representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No 223 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Page 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Cynthia Ann Modlin, unmarried by Warranty Deed from Stephanie A. Duke and husband, Rudy A. LaHoud of record in Instrument No. 20020123-0008962 Register's Office for Davidson County, Tennessee; the said Cynthia Ann Modlin having since died testate on September 27, 2020, her Last Will and Testament being admitted to probate as Docket No. 20P2066 in the Circuit Court of

Davidson County, Tennessee, Probate Division, and further by that Family Settlement Agreement and Order on Joint Motion to Approve Family Settlement Agreement in the said Circuit Court signed by the devisees and all interest parties of the estate, the said Jill Stewart, as Executrix, was granted the sole power to sell, transfer, and convey the subject property.

BEING improved property known as **1437 Aaronwood Drive, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of September, 2021.

Estate of Cynthia Ann Modlin

Jill Stewart

Jill Stewart, Executrix

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jill Stewart, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Executrix of the estate of Cynthia Ann Modlin and that as Executrix she is authorized to execute the within instrument as Executrix and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2021.

Meredith Kaltman

Notary Public
My Commission Expires: 5/8/2023

MEREDITH KALTMAN NOTARY PUBLIC COBB COUNTY, GEORGIA EXP. MAY 8, 2023

LTC 37File No. 21-000396-528

Certificate of Authenticity

I, Christie Daniels, 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 September 14, 2021.

Date

Christie Daniels

Affiant Signature

September 17, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of September, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY