WARRANTY DEED

Karen Johnson Davidson County
Batch# 722041 DEEDWARR
09/22/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20210922-0127698

G-BR-21-904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-13-22

(AFFIX SEAL)

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	New Owner	
(NAME)	(NAME)	**053-16-0 293.00**
PO Box 15087		
(ADDRESS)	(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, **TRUDY G. FITZGERALD, 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,** 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. 37 on the Plan of Jacksons Landing Estates, Section Two of record in Plat Book 8250, Page 945, 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 Trudy G. Fitzgerald by Quitclaim deed from Trudy G. Fitzgerald (f/k/a Trudy F. Biggs) of record in Instrument No. 20150330-0026985 Register's Office for Davidson County, Tennessee, dated March 19, 2015 and recorded on March 30, 2015. Being the same property conveyed to Trudy F. Biggs, a single woman by Warranty deed from Robert G. Jones, married of record in Instrument No. 20121127-0108604 Register's Office for Davidson County, Tennessee, dated November 20, 2012 and recorded on November 27, 2012.

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 in Plat Book 8250, Page 975, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 11408, Page 563 and Book 1116, page 130, 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: **904 Avery Green Ct, Old Hickory, Tennessee 37138**.

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 17th DAY OF SEPTEMBER, 2021.

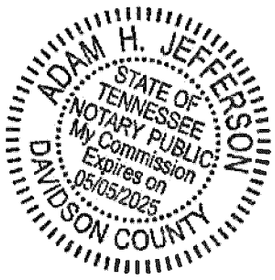
Trudy G. Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRUDY G. FITZGERALD, 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 17th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Tonya Loftin, 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 17, 2021**.

Date

Tonya Loftin
Affiant Signature

September 21, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 21th day of September, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)