Name and Address of New Owner:
Hudson SFR Property Holdings II LLC
2711 North Haskell Avenue, Suite 2100
Dallas, TX 75204

Send Tax Bills To:
Hudson SFR Property Holdings II LLC
2711 North Haskell Avenue, Suite 2100
Dallas, TX 75204

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 064-09-0-235

Karen Johnson Davidson County
Batch# 722808 DEEDWARR
09/23/2021 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20210923-0127956

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James M. Gunselman and wife, Rhonda Gunselman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **HUDSON SFR PROPERTY HOLDINGS II LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Southfork Subdivision, Section One, of record in Plat Book 6250, pages 384 and 385, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James M. Gunselman and wife, Rhonda Gunselman from Connie Mack Tripp and wife, Rita Lynn Tripp, by Warranty Deed dated 10/22/1999 and recorded 11/03/1999 in Book 11731, page 249, Register's Office of said County.

Property more commonly known as 308 Brandiwood Court, Old Hickory TN37137.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of September, 2021.

(SEAL)
James M. Gunselman

(SEAL)
Rhonda Gunselman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of September, 2021, before me personally appeared James M. Gunselman and Rhonda Gunselman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of September, 2021.

Notary Signature
My commission expires: 9/21/24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $322,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of September, 2021.

Notary Signature
My commission expires:

CASSANDRA TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
MY COMM. EXP. 03-13-22

Tennessee Certification of Electronic Document

I, Taylor Hutson, 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 7, 2021 (date of document).

Affiant Signature

9/21/21
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

REBECCA LOCKE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-27-2023