Karen Johnson Davidson County
Batch# 724652 DEEDWARR
09/27/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20210927-0129400

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
M-21-6758

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~Rutherford~~ Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of September, 2021

Notary Public

Commission Expires: 10/26/24

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
SFR JV-2 Property LLC PO Box 15087 Santa Ana, CA 92735	SFR JV-2 Property LLC PO Box 15087 Santa Ana, CA 92735	126-15-0B-171.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jeremiah T. Cunningham and Stephanie Cunningham, a married couple

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SFR JV-2 Property LLC

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. 171 on the Plan of Section One, Lexington Point Subdivision of record in Plat at Instrument No. 20000830-0085624, 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 Jeremiah T. Cunningham, a single man by Warranty deed from Jessica L. Frazier and James R. Frazier, joint tenants of record in Instrument No. 20180601-0052497 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on June 01, 2018. (Value of consideration shown in aforementioned deed $269,400.00.)

Being also known as 7008 Lexington Point Drive Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7008 Lexington Point Drive, Nashville, TN 37221

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 so 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.

Dated this the 24th day of September, 2021.

Jeremiah T. Cunningham

Stephanie Cunningham

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeremiah T. Cunningham and Stephanie Cunningham** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 24th day of September, 2021.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5-23-23

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 9/24/2021 (date of document).

Kayla Short
Affiant Signature

9/24/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 24th day of September, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

