Karen Johnson Davidson County
Batch# 726210 DEEDWARR
09/29/2021 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210929-0130830

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13941-SL

STATE OF ~~TENNESSEE~~ GA
COUNTY OF Gwinnett

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 23 day of September, 2021.

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

Notary Public
My Commission Expires: 10/26/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SFR JV-2 Property LLC P.O. Box 15087 Santa Ana, CA 92735	New Owner	136-05-0A-027.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Theodore A. Wheaton and Susan Jean Wheaton, husband and wife**, 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 Grantee, its 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. 27 on the Plan of Bayview Estates, Phase One, First Revision (A Planned Unit Development) of record in Plat Book 9700, Page 920, 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 Theodore A. Wheaton and Susan Jean Wheaton, by deed from Dulce A. Quintero and Raul Yepez, wife and husband, of record in Instrument No. 20151228-0129818, Register's Office for Davidson County, Tennessee, dated December 14, 2015 and recorded on December 28, 2015.

This is ☒ improved or ☐ unimproved property located at: **2972 Harbor Lights Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 23 day of September, 2021.

GRANTOR:

Theodore A. Wheaton

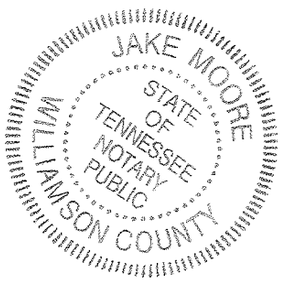
Susan Jean Wheaton

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Theodore A. Wheaton and Susan Jean Wheaton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23 day of September, 2021.

Notary Public
My Commission expires: 9-24-22



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 9/27/2021 (date of document).

Kayla Short
Affiant Signature

9/27/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 27th day of September, 20 21,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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