# WARRANTY DEED

Karen Johnson Davidson County
Batch# 729434 DEEDWARR
10/04/2021 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20211004-0133226

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00.

Nicole Dowling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES Oct. 2, 2023

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| SFR JV-2 Property LLC | Owner of Record | 026-06-0-083.00-000 |
| (NAME) P.O. Box 15087 | (NAME) New Owners. | |
| (ADDRESS) Santa Ana, CA 92735 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William M Robertson, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SFR JV-2 Property LLC, a Delaware Limited Liability Company**, 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 all of Lot No. 255, Phase II-Section II, Subdivision of Windsor Green, according to survey and plat appearing of record in Plat Book 6900, page 549, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to William M. Robertson, a married man, By Warranty Deed from Nicole Elizabeth Carver, married and William Ralls dated August 29, 2019 recorded August 29, 2019, of record as Instrument No. 20190829-0087349 Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence fo the Grantor's Spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 126 Buckingham Court, Goodlettsville, TN 37072

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 do 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.

Witness our hands this 29 day of September 2021

William M. Robertson

William M Robertson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State William M. Robertson, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2021.

Notary Public

My Commission Expires:

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

Certificate of Authenticity

I, Jamika Jones, 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 9/29/2021.

Date

Jamika Jones
Affiant Signature

10/01/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1st day of OCTOBER, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

