Karen Johnson Davidson County
Batch# 769272 DEEDWARR
12/07/2021 12:00:03 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20211207-0162050

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-15099-RL-s

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
File No.: 11-MEM21-08178
TG: 10045384

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2021

Notary Public
My Commission Expires: 5-14-2022

SYDNEY SIMPSON NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMMISSION EXPIRES 5-14-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SFR Investments V Borrower 1, LLC, a Delaware Limited Liability Company P.O. BOX 4090 SCOTTSDALE, AZ 85261	SFR Investments V Borrower 1, LLC, a Delaware Limited Liability Company P.O. BOX 4090 SCOTTSDALE, AZ 85261	086-16-0-025

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anthony Trent Harvill and Janet Harvill, Trustees of the Anthony and Janet Harvill Living Trust dated March 1, 2019**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SFR Investments V Borrower 1, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Described property located in Davidson County, Tennessee, being Lot No. 62, Valley Grove, Section 1, Revised, as in Book 5200, page 388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony Trent Harvill and Janet Harvill, Trustees of the Anthony And Janet Harvill Living Trust dated March 1, 2019 by Quit Claim Deed of record at Instrument No. 201903140023505, dated 03/01/2019 and recorded 03/14/2019, Scrivener's Error Affidavit at 04/05/2019, in the Register's Office of Davidson County, Tennessee.

This is ☐ improved unimproved property located at: **4229 Valley Grove Drive, ~~Nashville~~ Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor 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 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. 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 2nd day of December, 2021.

GRANTOR:

The Anthony And Janet Harvill Living Trust dated March 1, 2019

By: _____
Anthony Trent Harvill, Trustee

By: _____
Janet Harvill, Trustee

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Trent Harvill, Trustee and Janet Harvill, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Trustee of The Anthony And Janet Harvill Living Trust dated March 1, 2019, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of December, 2021.

_____
Notary Public
My Commission expires: 11/6/24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON