Karen Johnson Davidson County
Batch# 769579 DEEDWARR
12/08/2021 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,542.90
20211208-0162493

# WARRANTY DEED

AMAYA BUTLER
Cobb County
My Commission Expires
September 2, 2025

STATE OF ~~TENNESSEE~~ GA
COUNTY OF Cobb
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **417,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS **29th day of November, 2021**

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

**THIS INSTRUMENT WAS PREPARED BY:**
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **SFR JV-2 Property LLC** | **SFR JV-2 Property LLC** | |
| **P.O. Box 15087** | **P.O. Box 15087** | **050020A01200CO** |
| **Santa Ana, CA 92735** | **Santa Ana, CA 92735** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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,WE, **Nashwan Mahyowb,a Single Man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER 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 Lot No. 12 on the Plan of Belle Arbor PUD Phase 2 (formerly known as Victory Village PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveypr's Certificate of Corrections of record in Instrument No. 20170110-0002925 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more compltete description.

Being the same property coveyed to Nashwan Mahyowb, a single man by Special Warranty Deed from NVR Inc., a Virginia Corporation T/A Ryan Homes of record in Intrument No. 20170802-0078731 , Register;s Office for Davidson County, Tennessee dated 07/28/2017 and recorded on 08/02/2017.

This conveyance is made subject to:

A.) Taxes and Assessment for the year 2021 are due and payable in the amount of $2,410.93 and subsequent years, not yet due and payable

B.) All matters appearing on the plan of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925 Register's Office for Davidson County, Tennessee.

C.) Declaration of Restrictive Covenants for Belle Arbor Subdivision of record in Instrument No. 20100203-0008782, corrected and amended in Instrument No. 20160225-0018112, Register's Office for Davidson County, Tennessee.

D.) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052 and Instrument No. 20100903-0070291, Register's Office for Davidson County, Tennessee.

E.) Subject to Easements of record in Book 6181, Page 43, Register's Office for Davidson County, Tennessee.

F.) Subject to Agreement for Dedication of Easement for Sanitary Sewer, Storm Drainage, Water Mains, and Appurtenances of record in Book 6281, Page 217, Register's Office for Davidson County, Tennessee.

G.) Subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20160128-0008211 and Instrument No. 20160128-0008261, Register's Office for Davidson County, Tennessee.

H.) Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160127-0007948, Register's Office for Davidson County, Tennessee.

I.) Application for Greenbelt Assessment - Agricultural or record in Instrument No. 20140722-0064104 and Instrument No. 20140722-0065105 and Instrument No. 20120213-0012668, Register's Office for Davidson County, Tennessee.

J.) Subject to rights of others in and to common ares/elements.

K.) Subject to lien for special assessments contained in DCCR's/Master Deed.

L.) All other easements and restrictions record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX ) Property, known as **1841 Belle Arbor Drive, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 29th day of November, 2021.

Nashwan Mahyowb by omer said Attorney in fact

**Nashwan Mahyowb**
**By: Omer Said, as Attorney - in - Fact**

STATE OF TENNESSEE
COUNTY OF Sumner

On this 29th day of November, 2021, before me personally appeared Omer Said by to me known to be the person who executed the foregoing instrument in behalf of Nashwan Mahyowb as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Nashwan Mahyowab.

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

Commission Expires: 8-21-23

Rebecca Moss
Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Belle Arbor PUD Phase 2 (Formerly known as Victory Village PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nashwan Mahyowb, a single man by Special Warranty deed from NVR Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20170802-0078731 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 02, 2017.

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 11-29-2021 (date of document).

Kayla Short
Affiant Signature

11-29-2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 29 day of November, 2021,

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