Karen Johnson Davidson County
Batch# 771646 DEEDWARR
12/10/2021 11:59:30 AM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20211210-0164129

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2021. Notary Public MY COMMISSION EXPIRES: May 2, 2022 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SFR INVESTMENTS V BORROWER 1, LLC	**SAME**	**052-12-0A-030.00-CO**
(NAME) **P.O. BOX 4090**	(NAME)	
(ADDRESS) **SCOTTSDALE, AZ 85261**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, EDWIN J. CARTER, JR., UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, 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, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

MORE COMMONLY KNOWN AS: 2032 Candlewood Drive, Madison, TN 37115
Tax Parcel ID/APN: 052-12-0A-030.00-CO

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Final Plat, Candlewood of record in Plat at Instrument No. 20030122-0009060, 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 Edwin J. Carter, Jr. and wife Thia C. Carter, by Warranty deed from Ricky Earps, a single man, of record in Instrument No. 20030804-0110134, and re-recorded in Instrument No. 20040106-0002211 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on January 6, 2004.

Being the same property conveyed to Edwin J. Carter, Jr., unmarried by Quitclaim deed from Thia C. Carter, unmarried of record in Instrument No. 20111222-0100105 Register's Office for Davidson County, Tennessee, dated December 12, 2011 and recorded on December 22, 2011.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20030804-0110134; Charter of record in Instrument No. 20030218-0020811; Open Space of record in Instrument No. 20030218-0020810; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2032 CANDLEWOOD DRIVE, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 my hand this 2nd day of December, 2021.

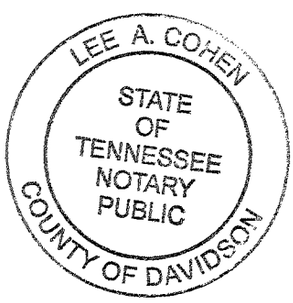
EDWIN J. CARTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Edwin J. Carter, Jr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My Commission Expires: **May 2, 2022**



Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Final Plat, Candlewood of record in Plat at Instrument No. 20030122-0009060, 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 Edwin J. Carter Jr and wife Thia C. Carter by Warranty deed from Ricky Earps, a single man of record in Instrument No. 20030804-011034 and re-recorded in Instrument No. 20040106-0002211 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on January 6, 2004.

Being the same property conveyed to Edvin J. Carter Jr, Unmarried by QuitClaim deed from Thia C. Carter, Unmarried of record in Instrument No. 20111222-0100105 Register's Office for Davidson County, Tennessee, dated December 12, 2011 and recorded on December 22, 2011.

Being also known as 2032 Candlewood Drive Madison, Tennessee 37115.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 350,000.00

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
2032 Candlewood Drive
Madison, TN 37115

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 12-02-2021 (date of document).

Kayla Short

Affiant Signature

12-02-2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 2 day of December, 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