Karen Johnson Davidson County
Batch# 771773 DEEDWARR
12/10/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211210-0164268

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14610-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2021.

Notary Public
My Commission Expires:

Sharon D Simpson
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 2/19/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SFR Investments V Borrower I, LLC P.O. Box 4090 Scottsdale, AZ 85261	SFR Investments V Borrower I, LLC P.O. Box 4090 Scottsdale, AZ 85261	161-10-0A-021.00

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, **Jacquline N. Brent, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SFR Investments V Borrower I, 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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Villages of Brentwood, Phase One of record in Plat Book 5200, Page 613, 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 Jacquline N. Brent, unmarried by Warranty deed from Shirley J. Sams, and husband Paul W. Stevenson of record in Book 9131, page 473, Register's Office for Davidson County, Tennessee, dated October 25, 1993 and recorded on October 29, 1993.

This is improved property located at: **5428 Village Way, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 November, 2021.

GRANTOR:

Jacquline N. Brent

STATE OF MICHIGAN
COUNTY OF Eaton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacquline N. Brent, 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 she executed the foregoing instrument for the purposes therein contained.

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

ERICA P LLOYD
Notary Public - State of Michigan
County of Ingham
My Commission Expires Jul 7, 2027
Acting in the County of Eaton

Erica P. Lloyd
Notary Public
My Commission expires: 7-7-2027

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 11/02/2021 (date of document).

Kayla Short
Affiant Signature

11/02/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 2 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