Karen Johnson Davidson County
Batch# 777279 DEEDWARR
12/21/2021 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,764.90
20211221-0168405

STATE OF TENNESSEE
NOTARY PUBLIC
ALESIA DAVIS
Gwinnett County
My Commission Expires
September 21, 2025

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $477,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of December, 2021.

NOTARY PUBLIC

My commission expires: September 21, 2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
SFR JV-2 Property LLC	SAME AS NEW OWNER	172150A075.00
(NAME)	(NAME)	
PO Box 15087		
(ADDRESS)	(ADDRESS)	
Santa Ana, CA 92735		

Warranty Deed

For and in Consideration of the sum of $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 **Brian A. Hall, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **SFR JV-2 Property LLC, a Delaare Limited Liability Company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Holt Woods, Section Five, of record in PlatBook 9700, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Brian A. Hall, unmarried by Warranty deed from Christopher H. Loffi, unmarried of record in Instrument No. 20160526-0053370 Register's Office for Davidson County, Tennessee, dated May 25, 2016 and recorded on May 26, 2016.

This property is __unimproved _X_improved property known as: 1208 Holt Hills Court, nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of December, 2021.

Brian A. Hall

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian A. Hall, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of December, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Holt Woods, Section Five, of record in Plat Book 9700, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Brian A. Hall, unmarried by Warranty deed from Christopher H. Loffi, unmarried of record in Instrument No. 20160526-0053370 Register's Office for Davidson County, Tennessee, dated May 25, 2016 and recorded on May 26, 2016.

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 12-15-2021 (date of document).

Kayla Short

Affiant Signature

12-15-2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 15 day of December, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024