Karen Johnson Davidson County
Batch# 778483 DEEDWARR
12/22/2021 12:08:01 PM 2 pgs
Fees: $13.00 Taxes: $1,246.90

20211222-0169217

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-MEM21-07779
TG: 9980902

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Shelby

The actual consideration or value, whichever is greater, for this transfer is $337,000.00

Affiant

Subscribed and sworn to before me, this 21st day of December, 2021.

Notary Public

My commission expires:

MORGAN JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-28-2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SFR Investments V Borrower 1, LLC, a Delaware Limited Liability Company	**SFR Investments V Borrower 1, LLC**	**043010A02300CO**
PO Box 4090	**PO Box 4090**	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Enrique Fuentes and Sara C. Fuentes, a married couple

HEREINAFTER CALLED THE GRANTORS, 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 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. 69, Shannon Place Subdivision, Section 4, of record in Instrument No. 20010423-0040003, as revised in Instrument No. 20010502-0044879, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Enrique Fuentes and wife, Sara C. Fuentes, by Warranty Deed from Brandywine Builders, Inc., dated July 6, 2005, of record in Instrument No. 20050712-0080709, as rerecorded in Instrument No. 20050720-0084484, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 721 Shandale Dr., Madison, TN 37115. 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 in 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.

Enrique Fuentes Date: 12-15-21
Enrique Fuentes

Sara C. Fuentes Date: 12-15-21
Sara C. Fuentes

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Enrique Fuentes and Sara C. Fuentes, the within named Grantor(s), 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, at office, this 15th day of December, 2021.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER