Karen Johnson Davidson County
Batch# 782499 DEEDWARR
01/03/2022 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,642.80
20220103-0000031

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5407 Main St., Suite 103
Spring Hill, TN 37174

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF DECEMBER, 2021.

Notary Public

ALESIA DAVIS
Gwinnett County
My Commission Expires
September 21, 2025

MY COMMISSION EXPIRES:
9/21/2025
(AFFIX SEAL)

18-NSH21-03397

Address of New Owner:	Send Tax Bills to:	Tax Information:
SFR JV-2 Property LLC, a Delaware Limited Liability Company PO Box 15087 Santa Ana, CA 92735	SFR JV-2 Property LLC, a Delaware Limited Liability Company PO Box 15087 Santa Ana, CA 92735	142-11-0B-003.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Randell Blake Kirby and Maggie Lauren Kirby, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SFR JV-2 Property LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their successors 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. 3 on the Plan of Final Plat, Magnolia Place of record in Book 7900, Page 729, 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 Bradley E. Simpson, unmarried by Warranty Deed from Catherine O'Neil Wise, Trustee of the Catherine O'Neil Wise Living Trust, Established by the Revocable Trust Agreement of Catherine O'Neil Wise, dated February 26, 2010, of record in Instrument No. 20140331-0026346 Register's Office for Davidson County, Tennessee, dated March 27, 2014 and recorded on March 31, 2014. (Value of consideration shown in aforementioned deed $233,000.00.)

Being the same property conveyed to Randell Blake Kirby and Maggie Lauren Kirby, husband and wife by Warranty Deed from Bradley E. Simpson, unmarried of record in Instrument No. 20190808-0078896 Register's Office for Davidson County, Tennessee, dated August 02, 2019 and recorded on August 08, 2019, as Affidavit of Scrivener' s Error recorded on January 31, 2020 and recorded in Instrument No. 20200131-0011746. (Value of consideration shown in aforementioned deed $347,500.00.) Being also known as 908 Magnolia Ct. W Nashville, Tennessee 37221.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **908 Magnolia Ct. W, Nashville, TN 37221**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of December, 2021

Randell Blake Kirby

Maggie Lauren Kirby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, Meredith Bauerle, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Randell Blake Kirby and Maggie Lauren Kirby, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st. of December, 2021.

Notary Public

My Commission Expires: July 31,2024

(SEAL)

MEREDITH BAUERLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-31-2024

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 December 21st, 2021 (date of document).

Kayla Short

Affiant Signature

12/21/2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 21st 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