Karen Johnson Davidson County
Batch# 788777 DEEDWARR
01/12/2022 02:06:30 PM 7 pgs
Fees: $38.00 Taxes: $1,295.00
20220112-0004474

STATE OF Florida
COUNTY OF Manatee

This Instrument Prepared By:
Natalie Fontane
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

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

Dennis Martin Padgett, Jr.
Dennis Martin Padgett Jr.

SHERRI JOY SMALL
Notary Public - State of Florida
Commission # GG 981136
Expires on April 23, 2024

*** No other signers were present****
Appeared: Dennis Martin Padgett, Jr.
Signing as Grantor:
Presented DL and use of Multi-factor authentication

State of Florida, County of Manatee

Subscribed and sworn to before me this 27 day of December, 2021.
Sherri Joy Small
Sherri Joy Small
Notary Public State of Florida

My Commission Expires: 04/23/2024

Notarized online using audio-video communication

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
SFR Acquisitions 1 LLC 120 S. Riverside Plaza Suite 2000 Chicago, IL 60606	SFR Acquisitions 1 LLC 120 S. Riverside Plaza Suite 2000 Chicago, IL 60606	075-08-0-073.00

WARRANTY DEED

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 acknowledged, we

Susan Marie Rolley f/k/a Susan Marie Padgett, a married Woman, joined by her Husband, William Bruce Rolley, and Melisia Ann Robins f/k/a Melisia Ann Padgett, a single Woman, and Dennis Martin Padgett Jr., a married Man, joined by his Wife, Gina Lynn Mclaughlin, and Michael S. Padgett, a married Man, joined by his Wife, Dezerae A. Padgett, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SFR Acquisitions 1 LLC, a Delaware Limited Liability Company hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No.218 on the Map of Tulip Grove Subdivision, Section 4, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alma Padgett, unmarried, and Clarence E. Howard, unmarried, as tenants in common with right of survivorship, by Warranty Deed dated September 30, 2002,and recorded October 8,2002, from James D. Netherton and Alma R. Padgett, unmarried, of recorded in Instrument Number 20021008-0123055, Register's Office for Davidson County, Tennessee.

Parcel Identification Number: 075-08-0-073.00

Property Address: 620 Topeka Drive, Hermitage, TN 37076

This is improved property located at 620 Topeka Drive, Hermitage, TN 37076, Davidson County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEE, its successors and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 our hands this 22 day of **December**, 2021.

Susan Marie Rolley FKA Susan Marie Padgett
Susan Marie Rolley f/k/a Susan Marie Padgett

William Bruce Rolley
William Bruce Rolley

STATE OF Texas
COUNTY OF Kaufman

Personally appeared before me, the undersigned, a notary public in and for said Kaufman (County) and Texas (State), the within named ~~William Bruce Rolley~~ and Susan Marie Rolley, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Kaufman, Texas, this ~~22nd~~ day of ~~December~~, 2021.

RICKEY WILLIAMS II
ID NUMBER
131984664
COMMISSION EXPIRES
APRIL 23, 2023

Rickey Williams II
Notary Public

My Commission Expires: 04/23/2023

Notarized online using audio-video communication

Witness our hands this 22nd day of December, 2021.

Melisia Ann Robins f/k/a Melisia Ann Padgett

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a notary public in and for said Harris (County) and Texas (State), the within named Melisia Ann Robins F/k/a Melisia Ann Padgett, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Harris county, Texas, this 22nd day of December, 2021.

(SEAL)

Notary Public

Tabatha Halsell Notary Public, State of Texas

My Commission Expires: 01/05/2025

Notary registration number: 132849934

Notarized online using audio-video communication

Tabatha Halsell
ID NUMBER
132849934
COMMISSION EXPIRES
January 5, 2025

Witness our hands this 27th day of December, 2021.

Dennis Martin Padgett, Jr.

Dennis Martin Padgett Jr.

Gina Lynn Mclaughlin

STATE OF Florida
COUNTY OF Manatee

Personally appeared before me, the undersigned, a notary public in and for said ~~Manatee~~ (County) and Florida (State), the within named Dennis Martin Padgett, Jr., the bargainor(s), with whom SJS 12/27/2021 ~~I am personally acquainted and~~/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained. Presented DL and use of Multi-factor authentication

***** NO OTHER Signers Were present

Witness my hand and official seal at Manatee County, Fl, this 27th day of December, 2021.

SHERRI JOY SMALL
Notary Public - State of Florida
Commission # GG 981136
Expires on April 23, 2024

Sherri Joy Small Sherri Joy Small

Notary Public State of Florida

My Commission Expires: 04/23/2024

Notarized online using audio-video communication

Witness our hands this 27 day of **December**, 2021.

Dennis Martin Padgett Jr.

Gina Lynn Mclaughlin

Gina Lynn Mclaughlin

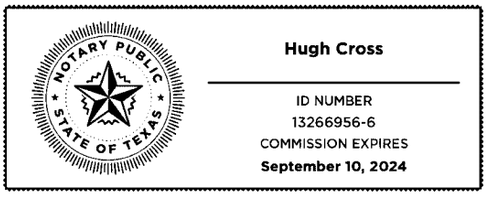
STATE OF Texas
COUNTY OF Bell

Personally appeared before me, the undersigned, a notary public in and for said Bell (County) and Texas (State), the within named Gina Lynn Mclaughlin, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Bell County, Texas, this 27th day of December, 2021.

Notary Public

(SEAL)



My Commission Expires: 09/10/2024

Notarized online using audio-video communication

Witness our hands this 22nd day of December, 2021.

Michael S. Padgett

Michael S. Padgett

Dezerae A. Padgett

Dezerae A. Padgett

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a notary public in and for said Tarrant (County) and Texas (State), the within named Michael S. Padgett and Dezerae A. Padgett, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Tarrant, Texas, this 22nd day of December, 2021.

Notary Public

(SEAL)

NOTARY PUBLIC STATE OF TEXAS

John Desha Clark Jr

ID NUMBER
132489671
COMMISSION EXPIRES
May 21, 2024

My Commission Expires: 05/21/2024

Notary Public, State of Texas

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Timothy Chambers, 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 12/27/2021 (date of document).

Timothy Chambers
Affiant Signature

12/28/2021
Date

State of NEW JERSEY

County of BURLINGTON

Sworn to and subscribed before me this 28 day of December, 2021.

Karla Volgarino
Notary's Signature

MY COMMISSION EXPIRES: March 23, 2026

NOTARY'S SEAL

KARLA E VOLGARINO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50155441
MY COMMISSION EXPIRES MAR. 23, 2026