Karen Johnson Davidson County
Batch# 789356 DEEDWARR
01/13/2022 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220113-0004925

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-29-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SFR JV-2 Property LLC, a Delaware Limited Liability Company		
(NAME) PO BOX 15087	(NAME) SAME	108 04 0A 031.00
(ADDRESS) SANTA ANA, CA 92735	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Wilma D. Green, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **SFR JV-2 Property LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their 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. 81, on the plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, Page 326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby for a more complete description.

Being the same property conveyed to Wilma D. Green, a single woman by Warranty Deed from Stephen L. Farrelly, an unmarried man, dated 11/01/2018 and recorded 11/09/2018, of record in Instrument 201811090111070, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 7900, Page 326, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 8067, Page 792 and Amendment Declarations of record in Book 8150, Page 765, Book 8495, Page 747 and Book 6435, Page 189, Register's Office for Davidson County, Tennessee. Articles of Incorporation of Villages of Larchwood Property Owners Association of record in Book 8376, Page 933, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveys to Villages of Larchwood Property Owners Association of record in Book 8543, Page 303, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2828 Blackwood Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 16th day of December, 2021.

Wilma D. Green

Wilma D. Green

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilma D. Green, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of December, 2021.

Marilyn C. Newman

Notary Public:
My Commission Expires: 3-8-25

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202201130004925

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 16th, 2021 (date of document).

Kayla Short
Affiant Signature

12/16/21
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 16th day of December, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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