Karen Johnson Davidson County
Batch# 791570 DEEDWARR
01/18/2022 10:42:30 AM 4 pgs
Fees: $23.00 Taxes: $999.00
20220118-0006605

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	SFR Investments V Borrower 1, LLC P.O. BOX 4090 SCOTTSDALE, AZ 85261	SFR Investments V Borrower 1, LLC PO Box 4090 Scottsdale, AZ 85261

Order Number: PRH-101620-TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Emanuel C. Bondi, an unmarried man**, for Two Hundred Seventy Thousand and 00/100 ($270,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **SFR Investments V Borrower 1, LLC, a Delaware Limited Liability Company,** whose address is PO Box 4090, Scottsdale, AZ 85261 the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 141 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Pages 885-887, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 176-5-B-46
Street address of property: 5304 Sunnyvale Dr., Antioch, TN 37013

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20040504-0050437 in the Register's Office, Davidson County, Tennessee.

Signed this 11 day of January, 2022.

Signature of Grantor:

E. C.

Emanuel C. Bondi

STATE OF Tennessee, COUNTY OF Rutherford, SS:

BE IT REMEMBERED That on this 11 day of January, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Emanuel C. Bondi, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Laura Machado

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

LAURA MACHADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

County Parcel number: 176-5-B-46
Street address of property: 5304 Sunnyvale Dr., Antioch, TN 37013

Oath of Consideration

I or we, Emmet Berk, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 11 day of January, 2022.

Signatures of Affiant(s):

E. Berk

Sworn and subscribed before me this 11 day of January 2022.

Notary Public

LAURA MACHADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

202201180006605

Tennessee Certification of Electronic Document

I, Amanda Cardenas , 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 11/29/2021 (date of document).

Amanda Cardenas
Affiant Signature

11-29-21
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 29th day of November, 2021.

Monica L. McCloud
Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

