This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-15540-LV

Karen Johnson Davidson County
Batch# 797150 DEEDWARR
01/31/2022 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20220131-0010670

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $393,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2022.

Notary Public
My Commission Expires: 3/12/2024

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SFR JV-2 Property LLC PO Box 15087 Santa Ana, CA 92735	Address of New Owner	136-05-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anthony D. Voiles F/K/A Anthony D. Lambertis and Justin T. Voiles, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SFR JV-2 Property LLC, a Delware Limited Liability Company**, hereinafter called the Grantee(s), his/her/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. 50 on the Plan of Section Three, Bayview of record in Plat Book 9700, Page 685, in the Register's Office for Davidson County, Tennessee, and as revised on the Plat of Revision One, Section Three, Revision of Lots 47 and 48, of record in Plat Book 9700, Page 749, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony D. Lambertis, an unmarried man and Justin T. Voiles, an unmarried man by Warranty deed from Simohamed Tami and wife, Hayat Sahmi of record in Instrument No. 20180502-0041752 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on May 02, 2018.

This is improved property located at: **2536 Bayview Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~19~~ 18th day of January, 2022.

GRANTOR:

Anthony D. Voiles

Justin T. Voiles

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony D. Voiles and Justin T. Voiles, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~19~~ 18th day of January, 2022.

Notary Public
My Commission expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

202201310010670

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 January 18th, 2022 (date of document).

Kayla Short

Affiant Signature

1/18/2022

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 18th day of January, 20 22,

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