Karen Johnson Davidson County
Batch# 798671 DEEDWARR
02/01/2022 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,753.80
20220201-0011850

Name and Address of New Owner:
SFR JV-2 PROPERTY LLC, A Delaware Limited Liability Company
PO Box 15087
Santa Ana, CA 92735

Send Tax Bills To:
SFR JV-2 PROPERTY LLC, A Delaware Limited Liability Company
PO Box 15087
Santa Ana, CA 92735

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 172-15-0A-152-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vic Lamon Alexander and Linda Marie Alexander, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SFR JV-2 PROPERTY LLC, A Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Section Ten, Holt Woods, R20 Residential P.U.D. of record in Plat Book 9700, Page (s) 281 and 282, 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 Vic Alexander and Linda Alexander, husband and wife as joint tenants with rights of survivorship from Karvan A. Abdulkader and Fereshte Mohammadi, husband and wife, by Warranty Deed dated 06/26/2019 and recorded 06/27/2019 in Instrument No. 20190627-0062655, Register's Office of said County.

Property more commonly known as 3805 Bryce Road, Nashville TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of January, 2022.

Vic Lamon Alexander (SEAL)
Vic Lamon Alexander

Linda Marie Alexander (SEAL)
Linda Marie Alexander

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of January, 2022, before me personally appeared Vic Lamon Alexander and Linda Marie Alexander, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of January, 2022.

Katherine Warren
Notary Signature
My commission expires:

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $474,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20th day of January, 2022.

Katherine Warren
Notary Signature
My commission expires:

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

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 1/20/2022 (date of document).

Kayla Short

Affiant Signature

1/20/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 20th day of January, 2022,

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