Karen Johnson Davidson County
Batch# 814595 DEEDWARR
03/03/2022 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220303-0024108

WARRANTY DEED

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~DAVIDSON~~ Walton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2022.

GARRETT ONAN DRYSDALE
NOTARY PUBLIC
Walton County
My Commission Expires
August 29, 2025

Notary Public

MY COMMISSION EXPIRES: 8-29-25

(AFFIX SEAL)

Y-CRE-21-4453

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SFR JV-2 Property, LLC	**New Owner**	
(NAME) **PO Box 15087**	(NAME)	**062-02-0B-089.00-CO**
(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 consideration, the receipt of which is hereby acknowledged, **DYLLAN BECKER AND WIFE, EMILY C. SAPORETTI N/K/A EMILY SAPORETTI BECKER**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SFR JV-2 PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 18 on the Plan of First Amendment, Abbington Park, a Planned Unit Development, Phase One - Section Three, of record in Plat at Instrument No. 20040728-0090230, 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 Dyllan Becker, an unmarried man, Emily C. Saporetti, an unmarried woman, by Warranty deed from SPH Property Two LLC, a Delaware Limited Liability Company of record in Instrument No. 20200204-0012966 Register's Office for Davidson County, Tennessee, dated January 27, 2020 and recorded on February 04, 2020.

Being the same property conveyed to Dyllan Becker and wife, Emily C. Saporetti by Quitclaim deed from Dyllan Becker and Emily C. Saporetti of record in Instrument No. 20210115-0007164 Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on January 15, 2021.

Emily C. Saporetti is now known as Emily Saporetti Becker.

This conveyance is subject to:
- Taxes for the year 2022, a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20040728-0090230, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030213-0020075 and Supplement for Phase One, Section Three in Instrument No. 20040518-0058461, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030303-0027406, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20030303-0027405, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030109-0004246, in the Register's Office for Davidson County, Tennessee.
- Provisions contained in Deed of Conveyance of record in Book 8377, Page 820, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed of Flowage Easements granted to United States of America of record in Book 2242, Page 513, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easements to United States of America of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.

- Easements for 20 foot right of way for ingress and egress contained to Olin M Weakley, et al of record in Book 1198, Page 525, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions of record in Instrument Number 20010402-0031520, in the Register's Office for Davidson County, Tennessee.
- Covenants and Conditions of record in Instrument Number 20000720-0071648, in the Register's Office for Davidson County, Tennessee.
- Abbington Park Subdivision Sign Easement of record in Instrument Number 20040630-0077518, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common areas and open space of record in Instrument Number 20050201-0011848, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4453 Frost St., Nashville, Tennessee 37214**.

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), their heirs and 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), their heirs 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 my/our hand(s) this the 7TH DAY OF FEBRUARY, 2022.

Dyllan Becker by Kate Nyquist, Attorney-In-Fact

Dyllan Becker by Kate Nyquist, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 202203030024106**, Register's Office for Davidson County, Tennessee.**

Emily Saporetti Becker by Kate Nyquist, Attorney-In-Fact

Emily Saporetti Becker by Kate Nyquist, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 202203030024107**, Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DYLLAN BECKER AND EMILY SAPORETTI BECKER, and who acknowledged he/she/they executed the same as the free act and deed of the said DYLLAN BECKER AND EMILY SAPORETTI BECKER.

Witness my hand and official seal, this the 7th Day of February, 2022.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

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 2/7/2022 (date of document).

Kayla Short
Affiant Signature

2/7/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 7th day of February, 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