Karen Johnson Davidson County
Batch# 816225 DEEDWARR
03/07/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220307-0025317

This Instrument Prepared By:
Phyllis Wright
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

STATE OF Florida
COUNTY OF Pasco

The actual consideration or value, whichever is greater, for this transfer is 465,000.00

Andy Dennis Franklin

Andy Dennis Franklin

Megan Elise Franklin

Megan Elise Franklin

The affiants provided driver's licenses as proof of identification.

STEPHANIE JONES
Notary Public - State of Florida
Commission # GG 932553
Expires on November 17, 2023

Subscribed and sworn to before me this 10th day of February, 2022.

S. Jones Stephanie Jones
Notary Public Florida

Notarized online using audio-video communication

My Commission Expires: 11/17/2023

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
SFR Acquisitions 2 LLC 120 S. Riverside Plaza Suite 2000 Chicago, IL 60606	SFR Acquisitions 2 LLC 120 S. Riverside Plaza Suite 2000 Chicago, IL 60606	015-13-0A-032.00,

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Andy Dennis Franklin and Megan Elise Franklin, Husband And Wife hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SFR Acquisitions 2 LLC, a Delaware Limited Liability Company hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County Tennessee, being Lot No.32 on the Final Plat, Falls Subdivision, of record in Instrument No.20191015-0105302, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Megan Elise Franklin and Andrew Dennis Franklin, wife and husband, by Special Warranty Deed dated June 10, 2021 and recorded June 11, 2021 , from NVR, Inc., a Virginia Corporation, T/A Ryan Homes, of recorded in Instrument Number 20210611-0078992, Register's Office for Davidson County, Tennessee.

Parcel Identification Number: 015-13-0A-032.00

Property Address: 947 Fancher Lane, Joelton, TN 37080

This is improved property located at 947 Fancher Lane, Joelton, TN 37080, Davidson County.

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, its successors and assigns, forever; and we do covenant with the said GRANTEE 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, its successors 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 our hands this 10th day of February, 2022.

Andy Dennis Franklin

Andy Dennis Franklin

Megan Elise Franklin

Megan Elise Franklin

STATE OF Florida
COUNTY OF Pasco

Personally appeared before me, the undersigned, a notary public in and for said Pasco (County) and Florida (State), the within named Andy Dennis Franklin Megan Elise Franklin, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained. The signers provided driver's licenses as proof of identification.

Witness my hand and official seal at Pasco, Florida, this 10th day of February, 2022.

S. Jones Stephanie Jones

Notary Public Florida

(SEAL)

STEPHANIE JONES
Notary Public - State of Florida
Commission # GG 932553
Expires on November 17, 2023

My Commission Expires: 11/17/2023

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Timothy Chambers, 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 2/10/2022 (date of document).

Affiant Signature

2/24/2022
Date

State of NEW JERSEY

County of BURLINGTON

Sworn to and subscribed before me this 24 day of FEBRUARY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2/13/2023

NOTARY'S SEAL

Robert D Lunt Jr.
Notary Public
New Jersey
My Commission Expires 2-13-2023
No. 50076925