Karen Johnson Davidson County
Batch# 817005 DEEDWARR
03/08/2022 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220308-0025941

WARRANTY DEED

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/31/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-112432

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SFR JV-2 Property LLC	SFR JV-2 Property LLC	
(NAME) PO BOX 15087	(NAME) PO BOX 15087	026-02-0-016.00
(ADDRESS) SANTA ANA, CA 92735	(ADDRESS) SANTA ANA, CA 92735	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MIDDLE TENNESSEE PROPERTY GROUP, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SFR JV-2 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, 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. 333 on the Plan of Subdivison of Windsor Green, Phase II - Section III of record in Plat Book 6900, Page 845, 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 Middle Tennessee Property Group, LLC by Warranty deed from Kevin Christion, single of record in Instrument No. 20210727-0100886 Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 27, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 515 Hanover Court, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 23rd day of February, 2022

Middle Tennessee Property Group, LLC

BY: _____
Patrick Lucas Naylor
Authorized Agent

STATE OF
COUNTY OF

On this the 23rd day of February, 2022, before me personally appeared Patrick Lucas Naylor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the authorized agent of Middle Tennessee Property Group, LLC, the within named bargainor, a limited liability company, and that he/she as such authorized agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of February, 2022.

_____
Notary Public

My Commission Expires: 1/31/2026

(SEAL)

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 2/23/2022 (date of document).

Kayla Short
Affiant Signature

2/23/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 23rd day of February, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

