Karen Johnson Davidson County
Batch# 817208 DEEDWARR
03/08/2022 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20220308-0026283

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 1 day of February, A.D., 2022, by and between

Peter J. DonFrancesco and spouse, Rebecca Berkowitz

First Parties, and

SFR JV-2 Property LLC, a Delaware limited liability company

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ———One and NO/100———Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 519, as shown on the map entitled Final Plat Parkview at Riverwalk, Phase 2, a Cluster Lot Development, of record in Instrument 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peter J. Don Francesco, a single man by Deed dated January 16, 2020 from Jennifer Caron, a single woman, recorded January 21, 2020, in Instrument Number 20200121-0007352, in the Official Records of Davidson County, Tennessee.

OWNER:

Peter J. DonFrancesco

RESPONSIBLE TAXPAYER:
SFR JV-2 Property LLC
PO Box 15087
Santa Ana, CA 92735

New Owner:
SFR JV-2 Property LLC
PO Box 15087
Santa Ana, CA 92735

Property Address: 1553 Bending River Drive, Nashville TN 37221
CLT # 126-16-0A-648-00

MR-CG-235986

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

×_____
Peter J. DonFrancesco

×_____
Rebecca Berkowitz

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Peter J. DonFrancesco and spouse, Rebecca Berkowitz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of February, 2022.

✓_____
Notary Public

Jacob Brown
State of Tennessee
Notary Public
County of Davidson

My Commission Expires: ✓ 11/03/25

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AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 440,000.00

AFFIANT

Subscribed and sworn to before me, this 2nd day of February, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

1553 Bending River Drive, Nashville, TN 37221

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 2/2/2022 (date of document).

Kayla Short
Affiant Signature

2/2/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 2nd 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