Karen Johnson Davidson County
Batch# 833050 DEEDWARR
04/01/2022 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220401-0037909

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

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The actual consideration or value, whichever is greater, for this transfer is 400,000.00

Benjamin Brown

AANC1 SIMONE DENISE SMITH
COMM. #2388959
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires JANUARY 1, 2026 AANC2

Subscribed and sworn to before me this 14 day of MARCH, 2022.

SIMONE DENISE SMITH
Notary Public

My Commission Expires: 01.02.2026

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	064-16-0C-071.00-CO,

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

Benjamin Brown, A Single Man 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 78 on the Plan of Wembly Downs, Section Three, as shown on plat of record in Book 8250, page 108, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a mort particular description thereof.

Being the same property conveyed to Benjamin Brown, a single man, by Warranty Deed dated 11/19/2021, and recorded 12/090/2021, from Music City Holdings, LLC a Texas limited liability company, of record in Instrument Number 20211209-0163235, Register's Office for Davidson County, Tennessee.

Parcel Identification Number: 064-16-0C-071.00-CO

Purported Property Address: 810 Bexhill Court North, Hermitage, TN 37076

This is improved property located at 810 Bexhill Court N, Hermitage, TN 37076,

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 14 day of MARCH, 2022.

Benjamin Brown

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a notary public in and for said Los Angeles (County) and CA (State), the within named **Benjamin Brown**, 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.

Witness my hand and official seal at _____, _____, this 14 day of MARCH 2022.

Notary Public

(SEAL)

SIMONE DENISE SMITH
COMM. #2388959
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires JANUARY 1, 2026

My Commission Expires: 01.02.2026

COMPLIANCETAXPRORATIONGENCLOSINGAGREEMENT
Rev. 2/4/16
RLM/hmo

Tennessee Certification of Electronic Document

I, TYRA E. DAVIS, 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 MARCH 14, 2022 (date of document).

Tyra E. Davis
Affiant Signature

MARCH 14, 2022
Date

State of New Jersey

County of Gloucester

Sworn to and subscribed before me this 14th day of MARCH, 2022.

Karla Volgarino
Notary's Signature

MY COMMISSION EXPIRES: March 23, 2026

NOTARY'S SEAL

KARLA E VOLGARINO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50155441
MY COMMISSION EXPIRES MAR. 23, 2026