Name and Address of New Owner:
SFR JV-2 Property LLC
6636 Autumnwood Drive
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 838860 DEEDWARR
04/13/2022 09:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20220413-0042626

Send Tax Bills To:
SFR JV-2 Property LLC
P.O. Box 15087
Santa Ana, CA 92735

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 155 08 0C 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kevin P. Morrison, unmarried, and Misty M. Morrison, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SFR JV-2 Property LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Poplar Creek Estates, Phase 2, of record in Plat Book 6900, Pages 339-347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin P. Morrison and wife, Misty M. Morrison, by Quitclaim Deed from Kevin P. Morrison and Misty Meadows (n/k/a Misty M. Morrison), of record in Instrument No. 20120206-0010528, in the Register's Office of Davidson County, Tennessee, dated January 27, 2012 and recorded on February 06, 2012.

Being the same property conveyed to Kevin P. Morrison and Misty Meadows, both unmarried, by Special Warranty Deed from Federal National Mortgage Association aka Fannie MAE, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument No. 20081203-0117281, in the Register's Office of Davidson County, Tennessee, dated November 25, 2008 and recorded on December 03, 2008.

This improved property known as 6636 Autumnwood Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of April, 2022.

_____(SEAL)
Kevin P. Morrison

_____(SEAL)
Misty M. Morrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2022, before me personally appeared Kevin P. Morrison and Misty M. Morrison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of April, 2022.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-1-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $445,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
4th day of April, 2022.

Notary Public
My commission expires:
File No. 2022-4328-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Certificate of Authenticity

I, **Doné Oglesby**, 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 **April 4, 2022**.

Date

Affiant Signature

04/06/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **6th** day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY