Karen Johnson Davidson County
Batch# 851409 DEEDWARR
05/05/2022 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20220505-0052137

WARRANTY DEED

STATE OF ~~TENNESSEE~~ GA
COUNTY OF DAVIDSON Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/26/24
(AFFIX SEAL)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0252

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SFR JV-2 Property LLC , a Delaware Limited Liability Company	NEW OWNER	Map: 075160A06100CO
(NAME) P.O. Box 15087	(NAME)	
(ADDRESS) Santa Ana, CA 92735	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($495,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FARREL C. KITTO AND WIFE, PHYLLIS A. KITTO,

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:

Being Lot No. 40, on the Plan of Phase 2A, Walden Woods, of record in Plat Book 200005120048112, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Farrel C. Kitto, Phyllis A. Kitto, and Pearl Lucille Waggle, joint tenants with right of survivorship, by deed from Frank Batson Homes, Inc., of record in Instrument No. 20001030-0107420, dated October 26, 2000, Register's Office for said County. The said Pearl Lucille Waggle having since died on October 1, 2003.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 20000512004812, said Register's Office.

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

unimproved ☐
This is improved ☒ property, known as 720 Wyntree North, Hermitage, TN 37076
(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 our hands this 26th day of April, 2022.

Farrel C. Kitto

Phyllis A. Kitto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Farrel C. Kitto and Phyllis A. Kitto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of April, 2022.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 4/26/2022 (date of document).

Kayla Short
Affiant Signature

4/26/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 26th day of April, 20 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

