Karen Johnson Davidson County
Batch# 851530 DEEDWARR
05/06/2022 07:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20220506-0052286

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

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 499,900.00

Joseph Spicer

Juanita Spicer

CANDACE A GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
08/17/2025
RUTHERFORD COUNTY

Subscribed and sworn to before me this 13 day of April, 2022

Notary Public

My Commission Expires: 08/17/2025

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
SFR Acquisitions 2 LLC 120 S. Riverside Plaza Suite #2000 , IL 60606	SFR Acquisitions 2 LLC 120 S. Riverside Plaza Suite #2000 , IL 60606	059-16-0-012.00,

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

Joseph Spicer and Juanita Spicer, Husband And Wife hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SFR Acquisitions 2 LLC hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25, on the Plan of Haynes Heights, Section 2, as of record in Book 2331, Page 58, Register's Office of Davidson County, Tennessee.

Said Lot No. 25 fronts 100 feet on the northeast margin of Gardner Lane and extends back 329.2 feet on the southwest line and 318.4 feet on the northwest line, to a broken line in the rear, measuring 105.6 feet thereon.

Being the same property conveyed to Joe Spicer and Juanita Spicer, husband and wife, from Pamela G. Browne, Kristian P. Browne, and Edward Browne, of record in Instrument No. 20210706-0090612, Register's Office of Davidson County, Tennessee dated July 1, 2021 and recorded July 6, 2021.

Parcel No. 059-16-0-012.00

COMPLIANCETAXPRORATIONGENCLOSINGAGREEMENT
Rev. 2 4/16
RLM/hmo

Address: 2521 Gardner Lane, Nashville, Tennessee

This is improved property located at 2521 Gardner Ln, Nashville, TN 37207, 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 13 day of April, 2022.

Joseph Spicer

Juanita Spicer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said Davidson (County) and TN (State), the within named Joseph Spicer and Juanita Spicer, 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 204 N Main St Goodlettsville TN 37072 this 13 day of April, 2022.

Candace A Griffin
Notary Public

(SEAL)

CANDACE A GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/17/2025
RUTHERFORD COUNTY

My Commission Expires: 08/17/2025

COMPLIANCETAXPRORATIONGENCLOSINGAGREEMENT
Rev. 2/4/16
RLM/bmo

Tennessee Certification of Electronic Document

I, G. BYRON MEAD JR, 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 13th 2022 (date of document).

Affiant Signature

APRIL 13th 2022
Date

State of NEW JERSEY

County of BURLINGTON

Sworn to and subscribed before me this 13 day of APRIL, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2/13/2023

NOTARY'S SEAL

Robert D Lunt Jr.
Notary Public
New Jersey
My Commission Expires 2-13-2023
No. 50076925