Karen Johnson Davidson County
Batch# 852833 DEEDWARR
05/10/2022 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220510-0053218

Address of New Owner:	Send Tax Bills to:	Tax Information:

STATE OF Tennessee
COUNTY OF Davidson

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

The actual consideration or value, whichever is greater, for this transfer is 350,000.00

Vester E. McFarland Jr

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

Subscribed and sworn to before me this 26th day of April, 2022.

Notary Public

My Commission Expires: 9/20/2025

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	086-07-0-063.00,

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

Vester E. McFarland Jr., An Unmarried Man 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:

A tract of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Phase I, Section One, Jackson's Retreat of record in Plat Book 5200, Page 286, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vester E. McFarland Jr. an unmarried person, by Special Warranty Deed from SPH Property One, LLC, a Delaware Limited Liability Company, recorded on June 9, 2020 as Instrument No. 20200609-0059257 in the Register's Office of Davidson County, Tennessee.

Parcel No. 086-07-0-063.00

Address: 104 Jackson's Retreat Court, Hermitage, Tennessee 37076

This is improved property located at 104 Jacksons Retreat Court, 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 26th day of April, 20~~22~~ 2022

Vester E. McFarland Jr.

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 Vester E. McFarland Jr., 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 Hermitage, TN, this 26th day of April, 20 22.

(SEAL)

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

Notary Public

My Commission Expires: 9/20/2025

COMPLIANCETAXPRORATIONGENCLOSINGAGREEMENT
Rev. 2/4/16
RLM/hmo

Tennessee Certification of Electronic Document

I, TYRA E DAVID, 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 26, 2022 (date of document).

Tyra E. David
Affiant Signature

APRIL 26, 2022
Date

State of NEW JERSEY

County of BURLINGTON

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

Timothy S Chambers
Notary's Signature

MY COMMISSION EXPIRES: MARCH 10th, 2026

NOTARY'S SEAL

TIMOTHY S CHAMBERS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50154285
MY COMMISSION EXPIRES MAR. 10, 2026