Karen Johnson Davidson County
Batch# 853949 DEEDWARR
05/12/2022 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220512-0054366

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Stacy Jacobs
Affiant Stacy Jacobs

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SFR JV-2 Property LLC, a Delaware Limited Liability Company	SFR JV-2 Property LLC, a Delaware Limited Liability Company	Parcel ID: 049 10 0A 095.00
(NAME)	(NAME)	
P.O. Box 15087	P.O. Box 15087	
(ADDRESS)	(ADDRESS)	
Santa Ana, CA 92735	Santa Ana, CA 92735	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Teresa Ross, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SFR JV-2 Property LLC**, a Delaware Limited Liability Comany 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:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Parmley Cove, Phase One, as shown on the plan of record in Instrument No. 20130417-0038081 Register's Office for Davidson County, Tennessee to which plan reference is hereby made fore a more complete description thereof.

Being the same property conveyed to Teresa Ross, unmarried from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Special Warranty Deed dated May 15, 2014 and recorded on May 16, 2014 in Instrument No. 20140516-0042172, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐ _____, Nashville, TN 37207

This is improved ☒ property, known as 332 Parmley Lane

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 29 day of April, 2022

Teresa Ross

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Teresa Ross, an unmarried person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2022.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 4/29/2022 (date of document).

Kayla Short

Affiant Signature

4/29/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 29th day of April, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024