Karen Johnson Davidson County
Batch# 859236 DEEDWARR
05/19/2022 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20220519-0058295

STATE OF Virginia
COUNTY OF Loudoun

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

The actual consideration or value, whichever is greater, for this transfer is 413,000.00

Anthony Bunce

Anthony Bunce

Subscribed and sworn to before me this 6th day of May, 2022.

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notary Public: Gloria Asare

My Commission Expires: 12/31/2024
Registration No: 7901547
Notarized online using audio-video communication

Address of New Owner:	Send Tax Bills to:	Tax Information:
SFR Acquisitions 3 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	SFR Acquisitions 3 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	162-02-0-255.00,

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

Anthony Bunce, A Married Man hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SFR Acquisitions 3 LLC hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Colemont Heights, Section 2, as of record in Book 4300, Page 133, Register's Office for said County. Said lots fronts 43.04 feet on the southwesterly margin of Coleridge Court and runs back 174.38 feet on the northwesterly line and 125 feet on the southeasterly line to a broken line in the rear, on which it measures a total of 196.05 feet.

Being the same property conveyed to Anthony Carl Bunce by Deed from Federal National Mortgage Association AKA Fannie Mae, dated June 27, 2002 and recorded August 1, 2002, in Instrument No. 20020901-0092574, in the Register's Office for Davidson County, Tennessee.

Property ID: 162-02-0-255.00

Address: 253 Coleridge Court, Antioch, TN 37013

This is improved property located at 253 Coleridge Court, Antioch, TN 37013, 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 6th day of May, 2022.

Anthony Bunce

Anthony Bunce

STATE OF Virginia
COUNTY OF Loudoun

Personally appeared before me, the undersigned, a notary public in and for said Loudoun (County) and Virginia (State), the within named Anthony Bunce, 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 Loudoun County, Virginia, this 6th day of May, 2022.

COMMONWEALTH OF VIRGINIA NOTARY PUBLIC ELECTRONIC

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notary Public: Gloria Asare

Registration No: 7901547

My Commission Expires: 12/31/2024

COMPLIANCETAXPRORATIONGENCLOSINGAGREEMENT
Rev. 2/4/16
RLM/hmo

Tennessee Certification of Electronic Document

I, TYRA E. DAVIS, 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 MAY 6, 2022 (date of document).

Tyra E. Davis
Affiant Signature

MAY 6, 2022
Date

State of New Jersey

County of Gloucester

Sworn to and subscribed before me this 6th day of MAY, 2022.

Karla Volgarino
Notary's Signature

MY COMMISSION EXPIRES: March 23, 2026

NOTARY'S SEAL

KARLA E VOLGARINO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50155441
MY COMMISSION EXPIRES MAR. 23, 2026