Karen Johnson Davidson County
Batch# 873409 DEEDWARR
06/17/2022 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,178.45
20220617-0069447

STATE OF Georgia
COUNTY OF DeKalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2022.

Notary Public
MY COMMISSION EXPIRES: May 18, 2026
File No. 22-16343

TAYLOR THOMAS
DeKalb County
My Commission Expires
May 18, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
BNTR SFR Owner LLC (NAME)	BNTR SFR Owner LLC (NAME)	052-13-0B-403-00
997 Morrison Drive, Suite 402 (STREET ADDRESS)	997 Morrison Drive, Suite 402 (STREET ADDRESS)	
Charleston, SC 29403 (CITY) (STATE) (ZIP)	Charleston, SC 29403 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Erin Johanna Oliver, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BNTR SFR Owner 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:

Land in Davidson County, Tennessee, Being Lot No. 18 on the Plan of record in Instrument No. 20050602-0062805, and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 (erroneously typed as 7 in previous deed), is submitted by Declaration of Submission of Record as Instrument #20050713-0081132, said Register's Office.

Being the same property conveyed to Erin Johanna Oliver, an unmarried woman by Warranty deed from Carolyn Olfano, unmarried of record in Instrument No. 20160531-0054203 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on May 31, 2016.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3204 Penn Meade Way, Nashville, TN 37214.

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. Whenever 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 my/our hand(s) this 7th day of June, 2022.

Erin Johanna Oliver

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of June, 2022, before me personally appeared Erin Johanna Oliver, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2022.

Notary Signature
My commission expires:

SUMNER COUNTY TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 06/07/2022 (date of document).

Kayla Short

Affiant Signature

06/07/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 7th day of June, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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

STATE OF GEORGIA NOTARY PUBLIC