This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-17709-SL

Karen Johnson Davidson County
Batch# 878732 DEEDWARR
06/27/2022 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220627-0073301

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2022.

Notary Public
My Commission Expires: _____

SONJA DANIEL
Notary Public, State of Texas
Comm. Expires 12-18-2022
Notary ID 129593028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SFR Investments V Borrower 1 LLC, a Delaware Limited Liability Company P.O. Box 4090 Scottsdale, AZ 85261	The New Owner	165 13 0A 074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Velma Louise Mangrum, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SFR Investments V Borrower 1 LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot Number 336, on the Plan of Section Five, Peppertree Forest, a portion of Peppertree, Phase I, Planned Unit Development, as shown by plat appearing of record in Plat Book 7900, Page 499, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Velma Louise Mangrum, by Special Warranty Deed from Bank of America, N.A., of record in Instrument No. 20090305-0019772, in the Register's Office of Davidson County, Tennessee, dated January 27, 2009 and recorded on March 05, 2009.

This is improved property located at: **4440 Stoneview Drive, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2022.

GRANTOR:
Velma Louise Mangrum
Velma Louise Mangrum

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Velma Louise Mangrum, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of June, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/4/24

Tennessee Certification of Electronic Document

I, Sandra Temple, 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 6/14/22 (date of document).

Affiant Signature

6/14/22

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 14th day of JUNE, 2022.

Monica Lynn McCloud

Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

MONICA LYNN MCCLOUD
Notary Public, State of Texas
Comm. Expires 05-29-2024
Notary ID 126303329