Karen Johnson Davidson County
Batch# 879528 DEEDWARR
06/28/2022 01:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,849.63
20220628-0074453

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ DeKalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: May 18, 2026
(AFFIX SEAL)

TAYLOR THOMAS
DeKalb County
My Commission Expires
May 18, 2026

JM-BMR-22-925

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SFR JV-2 Property, LLC	**New Owner**	
(NAME) **PO Box 15087**	(NAME)	**141-05-0A-130.00-CO**
(ADDRESS) **Santa Ana, CA 92735**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WESLEY MARECLE AND JASMINE HUNTER MARECLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SFR JV-2 PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 130 on the Plan of Avondale Park, Phase 2, Section 2B of record in Plat at Instrument No. 20161103-0116517, 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 Wesley Marecle and Jasmine Hunter Marecle, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20170919-0095716 Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 19, 2017.

This conveyance is subject to:
• Taxes for the year 2022, a lien not yet due and payable.

• Subject to all matters shown on the Plan of record as Instrument Number 20161103-0116517, Register's Office of Davidson County, Tennessee.

• Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452, as amended in Instrument No. 20090331-0028791, Instrument No. 20101223-0102254 and Instrument No. 20190313 0023161, Register's Office for Davidson County, Tennessee.

• Access Easement Agreement recorded in Instrument No. 20041207-0145662 Register's Office for Davidson County, Tennessee.

• Transmission Line Easement recorded in Instrument No. 200601 10-0003857 Register's Office for Davidson County, Tennessee.

• Deed to USA recorded in Book 4118 Page 694 and in Book 4228 Page 635 Register's Office for Davidson County, Tennessee.

• Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.

• Easement to Harpeth Valley Utilities District recorded in Instrument No. 20040204-0013639; Instrument No. 20040204-0013640; Instrument No. 20080818-0084836 & Instrument No. 20040204-0013641 Register's Office for Davidson County, Tennessee.

• Storm Water Detention Agreement recorded in Instrument No. 20060512-0055867 and Instrument No. 200908140076610 Register's Office for Davidson County, Tennessee.

• Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20071002-0117293 and in Instrument No. 20141202-0110280 Register's Office for Davidson County, Tennessee.

• Subject to easement in Book 5738, page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638 - Register's Office for Davidson County, Tennessee.

• Subject to Permanent Easement Agreement recorded in Instrument No. 20090707-0063325 Register's Office for Davidson County, Tennessee.

• All matters of record in Instrument No. 20140722-0064838, Register's Office for Davidson County, Tennessee.

• Subject to Easement Deed to U.S. Sprint Communications Company recorded in instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

• Subject to Charter for Avondale Park Owners' Association, Inc., recorded in Instrument No. 20081203-0117350 Register's Office for Davidson County, Tennessee.

• Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7 Register's Office for Davidson County, Tennessee.

• Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges asset out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903 Register's Office for Davidson County, Tennessee.

• Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, page 832, Register's Office for Davidson County, Tennessee.

• Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.

• Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).

• Subject to Riparian Rights claimed or asserted by surrounding land owners and the State of Tennessee.

• A portion of the Property is within the 100-year floodplain as shown on the overall boundary lay-out of Ragan-SmithMurphy & Associates, Inc., dated March 30, 1988 (not a field survey).

• Subject to easements of record in Book 10748, page 876, Register's Office for Davidson County, Tennessee.

• Quitclaim Deed to Avondale Park Owners' Association, Inc. for Open Space Areas of record in Instrument No. 20170 130-0009317, Register's Office for Davidson County, Tennessee.

• Subject to lien for special assessment contained in the DCCR's/Master Deed.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **925 Fairdale Ct, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 24th 22nd DAY OF JUNE, 2022.

Wesley Marecle

Wesley Marecle

Jasmine Hunter Marecle

Jasmine Hunter Marecle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEY MARECLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th 22nd of June, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASMINE HUNTER MARECLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th 22nd of June, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

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 06/24/2022 (date of document).

Kayla Short

Affiant Signature

06/24/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 24 day of June, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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

STATE OF GEORGIA NOTARY PUBLIC