Karen Johnson Davidson County
Batch# 886120 DEEDWARR
07/08/2022 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220708-0078974

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF DeKalb
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 6th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: May 18, 2026

TAYLOR THOMAS
DeKalb County
My Commission Expires
May 18, 2026

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2043

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
SFR JV-2 Property LLC	SFR JV-2 Property LLC	126 16 0A 643.00
P.O. Box 15087	P.O. Box 15087	
Santa Ana, CA 92735	Santa Ana, CA 92735	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTOPHER R. MYERS AND ALEXANDRA M. NORTH, Husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SFR JV-2 PROPERTY LLC, A Delaware LImited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennesse being all of Lot No. 514 on the Plan of Final Plat of Parkview Riverwalk, Phase 2 of record in Plat at Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Christopher R. Meyers, a single man, by Warranty Deed from Karen D. Puckett, an unmarried woman, of record in Instrument No. 201808212-0082930, Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded August 21, 2018 (Value of consideraion shown in aforementioned deed $283.000.00)

Being the same property conveyed to Christopher R. Meyers and Alexandra M. North, husband and wife, by Quitclaim Deed from Christopher R. Meyers of record in Instrument No. 20220309-0027254, Register's Office for Davidson County, Tennessee, dated February 24,2022 and recorded on March 09,2022.(Value of consideration shown in aforementioned deed $0.00)

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 1529 Bending River Dr., Nashville, TN 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/or 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/or 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/my hand on the 6 day of July, 2022.

Christopher R. Myers

Alexandra M. North

STATE OF TENNESSEE

OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Christopher R. Myers and Alexandra M. North, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 6 day of July 2022.

Notary Public
My Commission expires: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 07/06/2022 (date of document).

Kayla Short

Affiant Signature

07/06/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 6th day of July, 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

202207080078974