Karen Johnson Davidson County
Batch# 893918 DEEDWARR
07/26/2022 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220726-0085334

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220600188

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Walton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 8-29-25

GARRETT ONAN DRYSDALE
Walton County
My Commission Expires
August 29, 2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SFR JV-2 Property LLC **P.O. Box 15087** **Santa Ana, CA 92735**	**SAME**	**062-02-OB-129.00 CO**

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,

Amanda B. Toothman f/k/a Amanda B. Wenger

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 DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of First Amendment, Abbington Park, Phase One, Section Three, a Planned Unit Development, of record in Instrument Number 20040728-0090230, Register's Office said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Amanda B. Wenger, a single woman, by Warranty Deed from Stephen Kihnley and wife, Bethany Kihnley, dated 11/24/2014 and recorded 11/26/2014 in Instrument No. 20141126-0109151, in the Register's Office of Davidson County, Tennessee. The same Amanda B.Wenger is now known as Amanda B. Toothman.

The undersigned Phil Toothman spouse of Amanda B. Toothman joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3336 Cain Harbor Drive, 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. 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 25th day of July, 2022.

Amanda B. Toothman f/k/a Amanda B. Wenger

Phil Toothman

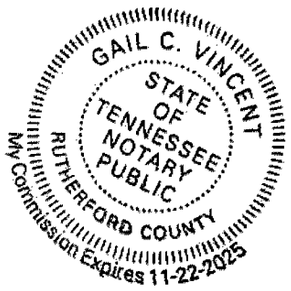
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2022.

Commission Expires:_____

Notary Public



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 07/25/2022 (date of document).

Kayla Short

Affiant Signature

07/25/2022

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 25th day of July, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

