Karen Johnson Davidson County
Batch# 894366 DEEDWARR
07/27/2022 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20220727-0085504

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of June, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G22-16436

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SFR JV-2 Property LLC (NAME)	SFR JV-2 Property LLC (NAME)	086-12-0A-001.00
P.O. Box 15087 (STREET ADDRESS)	P.O. Box 15087 (STREET ADDRESS)	
Santa Ana, CA 92735 (CITY) (STATE) (ZIP)	Santa Ana, CA 92735 (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, **Michael O. Oluwole and Kristin L. Oluwole, 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 DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

*Section One
Land in Davidson County, Tennessee, being Lot No. 1, on the ~~Plan~~ ** of Tulip Grove Pointe Subdivision, of record in Instrument 20060905-0109478, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael O. Oluwole and Kristin L. Oluwole, husband and wife by Deed dated February 24, 2014, recorded February 27, 2014, in Instrument Number 20140227-0016920, in the Register's Office of Davidson County, Tennessee.

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 101 Tulip Grove Point, Hermitage, TN 37076.

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 22 day of June, 2022.

Michael O. Oluwole

Kristin L. Oluwole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of June, 2022, before me personally appeared Michael O. Oluwole and Kristin L. Oluwole, 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 22 day of June, 2022.

Notary Signature
My commission expires: 11/28/26

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 06-22-2022 (date of document).

Kayla Short

Affiant Signature

06-22-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 22ND day of JUNE, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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