Karen Johnson Davidson County
Batch# 894997 DEEDWARR
07/27/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220727-0085716

This Instrument Prepared By:
Nora Middleton
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

STATE OF Virginia
COUNTY OF Loudoun

The actual consideration or value, whichever is greater, for this transfer is 470,000.00

Adrian R. Davis

Adrian R. Davis

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Subscribed and sworn to before me this 23rd day of July, 2022.

Notary Public Gloria Asare
Registration No: 7901547
My Commission Expires: 12/31/2024

Notarized online using audio-video communication

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
SFR Acquisitions 3 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	SFR Acquisitions 3 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	076-01-0D-039.00-CO

WARRANTY DEED

Four Hundred and Seventy Thousand Dollars ($470.000.00)

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

Adrian R. Davis, a single Woman, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SFR Acquisitions 3 LLC, a Delaware Limited Liability Company hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Being all of Lot No. 39, on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same parcel conveyed to Adrian R Davis, a single woman, from Ole South Properties, Inc., A Tennessee Corporation, by virtue of a deed dated 5/24/2018, recorded 6/5/2018, as Instrument No. 20180605-0053625 County of Davidson, State of Tennessee.

Parcel Identification Number: 076-01-0D-039.00-CO

This is improved property located at 116 Dueler Drive, Hermitage, TN 37076, Davidson County.

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, its successors and assigns,

forever; and we do covenant with the said GRANTEE 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, its successors 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 23rd day of July, 2022.

Adrian R. Davis

Adrian R. Davis

STATE OF Virginia
COUNTY OF Loudoun

Personally appeared before me, the undersigned, a notary public in and for said Loudoun (County) and Virginia (State), the within named Adrian R. Davis, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Loudoun, VA, this 23rd day of July, 2022.

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notary Public : Gloria Asare

Registration No: 7901547

My Commission Expires: 12/31/2024

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, ROBERT D LUNT JR, 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 JULY 23 2022 (date of document).

Affiant Signature

7/23/2022
Date

State of NEW JERSEY

County of BURLINGTON

Sworn to and subscribed before me this 23rd day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: MARCH 10th 2026

NOTARY'S SEAL

TIMOTHY S CHAMBERS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50154285
MY COMMISSION EXPIRES MAR. 10, 2026