Karen Johnson Davidson County
Batch# 896981 DEEDWARR
08/01/2022 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220801-0087303

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2712

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp 06/28/2025
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Kayla Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28 day of July, 2022

Notary Public

Commission Expires: 06/28/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
SFR JV-2 Property LLC, a Delaware Limited Liability Company PO BOX 15087, SANTA ANA, CA 92735	NEW OWNER	064-15-0A-018.00

WARRANTY DEED

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, I/WE,

Joey Delk, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SFR JV-2 Property LLC, a Delaware Limitied 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. 49 on the Plan of Revision One, Section One, Plantation Walk of record in Plat Book 7900, Page 697, as corrected by a Surveyor's certificate of correction recorded in Book 9432, Page 449, 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 Joey Delk, unmarried by Warranty deed from Angela Renee Miller, an unmarried woman of record in Instrument No. 20171201-0123021 Register's Office for Davidson County, Tennessee, dated November 20, 2017 and recorded on December 01, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 716 Sweetwater Circle, Old Hickory, TN 37138.

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 so 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.

Dated this the 28 day of July, 2022.

Gary Delk

Joey Delk

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ AND WILSON

On this 28 day of July 2022, 2022, before me personally appeared Joey Delk, 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 28 day of July, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp 06.28.2025
COUNTY OF WILSON

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 07/28/2022 (date of document).

Kayla Short

Affiant Signature

07/28/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 28th day of July, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

