Name and Address of New Owner:
SFR JV-2 Property, LLC
P.O. Box 15087
Santa Ana, CA 92735

Send Tax Bills To:
SFR JV-2 Property, LLC
Same

Karen Johnson Davidson County
Batch# 903976 DEEDWARR
08/16/2022 10:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20220816-0092655

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 175-06-0A-122.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bhakta Gurung and Mon Gurung, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SFR JV-2 Property LLC, a Delaware Limited Liability Company,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Final Plat of Phase One, Section Two, The Preserve at Old Hickory, "Cluster Lot Subdivision", of record in Plat at Instrument No. 20061031-0135248, 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 Bhakta Gurung and Mon Gurung, husband and wife by Warranty deed from Ole South Properties, Inc, a Tennessee Corporation of record in Instrument No. 20130225-0018466 Register's Office for Davidson County, Tennessee, dated February 13, 2013 and recorded on February 25, 2013.

This is __X__ improved _____ unimproved property also known as 1301 Rainglen Cove Nashville, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12 day of August, 2022.

_____(SEAL)
Bhakta Gurung

_____(SEAL)
Mon Gurung

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12 day of August, 2022, before me personally appeared Bhakta Gurung and Mon Gurung, 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 12 day of August, 2022.

_____
Notary Signature
My commission expires: 3.17.24

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12 day of August, 2022.

Notary Public
My commission expires: 3.17.24
File No. 2022-500



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 08/12/2022 (date of document).

Kayla Short

Affiant Signature

08/12/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 12th day of August, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

