Karen Johnson Davidson County
Batch# 904924 DEEDWARR
08/18/2022 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220818-0093526

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank J. Wing, an unmarried person**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **SFR JV-2 Property LLC, a Delaware limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 302 on the Plan of Final Plat, Phase Three, Autumn Oaks Subdivision of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frank J. Wing, an unmarried person, by deed from Corinthian Custom Homes, Inc., dated August 23, 2004, of record in Inst. No. 20040827-0103663, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6820 Scarlet Ridge Drive, Brentwood, TN 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
SFR JV-2 Property LLC PO BOX 15087 Santa Ana, CA 92735	NEW OWNER	181-10-0A-144.00

WITNESS THE EXECUTION HEREOF this 15th day of August, 2022.

Frank J. Wing

State of Tennessee
County of Davidson

On this 15th day of August, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Frank J. Wing, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Georgia
County of Walton

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 450,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of August, 2022.

Notary Public

My Commission Expires: 8-29-25

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

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 08/15/2022 (date of document).

Kayla Short

Affiant Signature

08/15/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 15th day of August, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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

STATE OF GEORGIA NOTARY PUBLIC