Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3348

Karen Johnson Davidson County
Batch# 906509 DEEDWARR
08/23/2022 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220823-0094912

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of August, 2022

Notary Public

Commission Expires: _____

HUNTER H. SPRAGINS TENNESSEE NOTARY PUBLIC My Comm Exp. July 25, 2026 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
SFR JV-2 Property LLC PO BOX 15087 Santa Ana, CA 92735	NEW OWNER	086-12-0B-030.00

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,

Tyler J. Thomas, a married man

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 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:

The following described tract or parcel of land, situated and being in the City of Nashville, County, of Davidson, State of Tennessee, to wit:

Being Unit 30 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Tyler J. Thomas, a single man by Warranty deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company of record in Instrument No. 20180514-0045922 Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 14, 2018. Tyler J. Thomas having since married Dexter Titsworth. Dexter Titsworth hereby joins in the execution of this deed to convey any and all rights he may have.

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: 436 Elegance Way, 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 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 19th day of August, 2022.

Tyler J. Thomas

Dexter Titsworth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of August, 2022, before me personally appeared Tyler J. Thomas and Dexter Titsworth, 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 19th day of August, 2022.

Notary Signature
My commission expires:

HUNTER H. SPRAGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 25, 2026
COUNTY OF WILLIAMSON

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 08/19/2022 (date of document).

Kayla Short

Affiant Signature

08/19/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 19th day of August, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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