Karen Johnson Davidson County
Batch# 906958 DEEDWARR
08/24/2022 09:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20220824-0095491

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-18667-SL

STATE OF TENNESSEE ~~Georgia~~
COUNTY OF Walton

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

Affiant

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

Subscribed and sworn to before me, this the 19th day of August, 2022.

Notary Public
My Commission Expires: 8-29-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SRF JV-2 Property, LLC P.O. Box 15087 Santa Ana, CA 92735	The New Owner	~~172-12-0B-130.00~~ 172-12-0B130-00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James W. Tilley, an Unmarried Man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SRF JV-2 Property, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee(s), his/her/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. 453 on the Plan of Bradford Hills, Section 7 of record in Plat Book 7900, Page 6, and Book 7900, Pages 337 and 338 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 James W. Tilley, unmarried by Warranty deed from Michael D. Vaughn and wife, Amy J. Vaughn of record in Book 10707, page 78, Register's Office for Davidson County, Tennessee, dated November 14, 1997 and recorded on December 03, 1997.

This Instrument executed on behalf of James W. Tilley ("Principal") by Cindy Michelle Tilley pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 20220824009549O, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **2745 Call Hill Road, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2022.

GRANTOR:

Cindy Michelle Tilley

James W. Tilley by Cindy Michelle Tilley, his Attorney-In-Fact

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF HARRIS

Cindy Michelle Tilley

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~James W. Tilley, the~~ within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of August, 2022.

IRIS ROYAL
Notary Public, State of Texas
Comm. Expires 02-18-2026
Notary ID 133599300

Notary Public
My Commission expires: 02-18-2026

STATE OF TENNESSEE
COUNTY OF Harris

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cindy Michelle Tilley the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of _____ ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 19th day of August, 2022.

IRIS ROYAL
Notary Public, State of Texas
Comm. Expires 02-18-2026
Notary ID 133599300

IRIS Royal
Notary Public
My Commission expires: 02-18-2026

EXHIBIT "A"
TO Warranty Deed
From: James W. Tilley
To: SRF JV-2 Property, LLC

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Harris

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 19th day of August, 2022.

Iris Royal
Notary Public
My Commission Expires: 02-18-2026

IRIS ROYAL
Notary Public, State of Texas
Comm. Expires 02-18-2026
Notary ID 133599300

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).

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

202208240095491