QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 913051 DEEDQC
09/07/2022 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220907-0100224

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Sept., 2022.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SN Tennessee II, LLC	**NEW OWNER**	
(NAME) **8390 E. Via de Ventura F-110, #303**	(NAME)	
(ADDRESS) **Scottsdale, AZ 85258**	(ADDRESS)	**064-16-0D-101.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

NO TITLE SEARCH PERFORMED. INFORMATION FURNISHED BY THE PARTIES.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **Sparrow Homes US LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **SN Tennessee II, LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Section Two, Truxton Park, of record in Instrument No. 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Janie Renee Arnold and Edwin Wade Arnold, wife and husband by Warranty Deed from Cheryll D. Cheramie, an unmarried woman and Jeanette D. Cheramie, an unmarried woman, dated 07/05/2019 and recorded 07/09/2019, of record in Instrument 20190709-0066864, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sparrow Homes US, LLC, a Delaware limited liability company, by Warranty Deed from Janie Renee Arnold and Edwin Wade Arnold, wife and husband, dated 07/08/2022 and recorded 07/12/2022, of record in Instrument 20220712-0080205, Register's Office for Davidson County, Tennessee.

Being also known as 1898 Brookmeadow Lane, Hermitage, Tennessee 37076.

Witness my/our hand (s) this the 1st day of Sept., 2022.

SOLE MEMBER OF SPARROW HOMES US LLC:

By: IMAJN Homes Holdings, LLC, its managing member

By: _____
Name: Leslie Hickman
Title: Authorized Person

State of Arizona

County of Maricopa

Personally appeared before me Julie Bednar, a Notary Public, **Leslie Hickman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she is an Authorized Person of **SPARROW HOMES US LLC**, a Delaware limited liability company, and that she is authorized to execute the within instrument on its behalf, and acknowledged that she executed the within instrument, on behalf of SPARROW HOMES US LLC for the purposes therein contained.

Witness my hand and official seal, this the 1st day of September, 2022.

_____
Notary Public

My Commission Expires: 2/22/2026

(SEAL)

JULIE BEDNAR
Notary Public, State of Arizona
Maricopa County
Commission # 625747
My Commission Expires
February 22, 2026

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 1, 2022.

Affiant
Date: September 6, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6 day of September 2022.

Notary Public

My Commission Expires: 11.15.25

