This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 913156 DEEDWARR
09/07/2022 01:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20220907-0100317

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Fulton

Actual consideration or value, whichever is greater is $410,000.00.

Affiant

Subscribed and sworn before me this the 2 day of September, 2022.

Notary Public
My commission expires:

Sharon D Simpson
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 2/18/2025

Sharon D Simpson
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 2/18/2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
SFR JV-2 Property LLC PO Box 15087 Santa Ana, CA 92735	New Owner	049-09-0A 008.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SABRINA E. MYERS AND DAVID MYERS, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SFR JV-2 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 8, as shown on the map entitled Creekside Subdivision, of record as Instrument No. 20040122-0008741 and Certificate of Correction at Instrument No. 20041109-0135030, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sabrina E. Myers and David Myers, wife and husband, by deed dated 04/13/2016, from Ogbeyalu Onumah, unmarried, of record in Instrument No. 201604018-0037030, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 205 Horace Mann, Nashville, TN 37218.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 2 day of September, 2022.

Sabrina E. Myers

David Myers

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sabrina E. Myers and David Myers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of September, 2022.

My commission expires:

May 17, 2027

Notary Public

JOHN H BELL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

202209070100317

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 410,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 2 day of SEPTEMBER, 2022.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
205 HORACE MANN DRIVE
NASHVILLE, TN 37218

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 09-02-2022 (date of document).

Kayla Short

Affiant Signature

09-02-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 2 day of SEPTEMBER, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

