Karen Johnson Davidson County
Batch# 915941 DEEDWARR
09/13/2022 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,491.84
20220913-0102201

Prepared by:

REALTech Title, LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

STATE OF PA
COUNTY OF Lebanon

The actual consideration or value, whichever is greater, for this transfer is 403,200.00

Braulio Estrada

Commonwealth of Pennsylvania - Notary Seal
BETH C LAWSON - Notary Public
Dauphin County
My Commission Expires March 18, 2025
Commission Number 1207681

Subscribed and sworn to before me this 8 day of September, 2022

Notary Public

My Commission Expires: March 18, 2025

Address of New Owner:	Send Tax Bills to:	Tax Information:
SFR ACQUISITIONS 3 LLC 120 S. Riverside Plaza Suite #2000 Chicago IL 60606	SFR ACQUISITIONS 3 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	053-14-0B-021.00-CO,

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, we

Braulio Estrada, A Single Person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SFR Acquisitions 3 LLC, A Delaware Limited Liability Company

hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the plan of Final Plat of The Woods of Neely's Bend, Phase 3, of record in Instrument No. 200700208-0016682, **and revised plan of 1st Revision Final Plat of The Woods of Neely's Bend, Phase 3, of record in** Instrument No. 20080606-0058247, **Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

Being the same property conveyed to Braulio Estrada, a single person, from Donald Troy Perry and Sara Stamps Perry, husband and wife, dated October 26, 2015 and recorded November 30, 2015 in Instrument No. 20151130-0120403, **Register's Office for Davidson County, Tennessee.**

Parcel Identification Number: 053-14-0B-021.00-CO

This is improved property located at 117 Kiowa Trail, Madison, TN 37115, Davidson County

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, its successors and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 our hands this 8 day of September 2022

Braulio Estrada

STATE OF PA
COUNTY OF Lebanon

Personally appeared before me, the undersigned, a notary public in and for said Lebanon (County) and PA (State), the within named BRAULIO ESTRADA, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at LEBANON, PA, this 8 day of SEPTEMBER 2022

Notary Public

My Commission Expires: March 18, 2025 (SEAL)

Commonwealth of Pennsylvania - Notary Seal
BETH C LAWSON - Notary Public
Dauphin County
My Commission Expires March 18, 2025
Commission Number 1207681

Tennessee Certification of Electronic Document

I, Tenisha Torrence, 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 9/8/2022 (date of document).

Tenisha Torrence
Affiant Signature

9/13/2022
Date

State of New Jersey

County of Gloucester

Sworn to and subscribed before me this 13th day of September, 2022.

Karla Volgarino
Notary's Signature

MY COMMISSION EXPIRES: March 23, 2026

NOTARY'S SEAL

