Karen Johnson Davidson County
Batch# 916975 DEEDWARR
09/15/2022 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220915-0102912

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Georgia
County of Fulton
The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

File Number: 22080769

Subscribed and sworn to before me, this 13th day of September, 2022.

Notary Public
My Commission Expires:

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

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
SFR JV-2 Property LLC	Same as new owner	058-09-0A-311.00-CO
PO Box 15087		
Santa Ana, CA 92735		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sabrina Webb fka Sabrina White, now married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to SFR JV-2 Property LLC, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 266 on the Plan of Jordan Ridge at Eaton's Creek, Phase 11, a Cluster Lot Planned Unit Development of record in Plat at Instrument No. 20100126-0006479, 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 Sabrina White, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A, Fox Ridge Homes of record in Instrument No. 20100628-0050287 Register's Office for Davidson County, Tennessee, dated June 24, 2010 and recorded on June 28, 2010. This property was rental property and has never been a marital residence of the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2644 Jordan Ridge Drive, 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 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 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 13th day of September, 2022.

Sabrina Webb f/k/a Sabrina White

Sabrina Webb f/k/a Sabrina White

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sabrina Webb f/k/a Sabrina White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 13th day of September, 2022.

Notary Public at Large
My Commission Expires: 2/22/25

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 09-13-2022 (date of document).

Kayla Short

Affiant Signature

09-13-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 13TH day of SEPTEMBER, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

