Karen Johnson Davidson County
Batch# 918028 DEEDWARR
09/16/2022 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220916-0103634

WARRANTY DEED

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

STATE OF Georgia
COUNTY OF Walton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-29-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SFR JV-2 Property LLC, a Delaware Limited Liability Company	New Owner	050020A04500
(NAME) P.O. Box 15087	(NAME) P.O. Box 15087	
(ADDRESS) Santa Ana, CA 92735	(ADDRESS) Santa Ana, CA 92735	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Yvette Hale, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFR JV-2 PROPERTY LLC, A Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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. 45 on the Plan of Final Plat Belle Arbor PUD Phase 2 (Formerly known as Victory Village PUD) of record in Plat at Instrument No. 20161222-0134965, and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925 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 Yvette Hale by Special Warranty deed from NVR ,Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20170804-0079977 Register's Office for Davidson County, Tennessee, dated August 03, 2017 and recorded on August 04, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1868 Belle Arbor Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 14th day of September, 2022.

Yvette Hale

Yvette Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Yvette Hale,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of September, 2022.

Jaqueline G Brown

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 09-14-2022 (date of document).

Kayla Short

Affiant Signature

09-14-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 14TH day of SEPTEMBER, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

