Karen Johnson Davidson County
Batch# 918997 DEEDWARR
09/20/2022 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220920-0104466

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-4-26
(AFFIX SEAL)

J PHILLIP NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES MAY 04 2026

T-CBB-22-2412

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SFR JV-2 Property, LLC	**New Owner**	
(NAME) **PO Box 15087**	(NAME)	**050-02-0A-131.00-CO**
(ADDRESS) **Santa Ana, CA 92735**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK GLASSON AND LAUREN C. GLASSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SFR JV-2 PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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. 131 on the Plan of Belle Arbor PUD Phase 4 (Formerly known as Victory Village PUD) of record in Instrument No. 20180503-0042421 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 Patrick Glasson and Lauren C. Glasson, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20180828-0085039 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 28, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20180503-0042421, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20100203-0008782 and amended in Instrument No. 20160225-0018112 and Instrument No20171116-0117974 and Instrument No. 20171122-0119839 and Instrument No. 20180105-001817, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Inspection and Maintenance Agreement of record in Instrument Number 20080513-0049052, 20100903-0070291, 20170918-0095214, 20170719-0072840, 20170918-0095216 and 20171130-122273, in the Register's Office for Davidson County, Tennessee.
- Storm Drainage Easement of record in Instrument Number 202160128-0008211 and 20160128-008261 and Book 6218 page 217, and Book 6181, page 43, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Stormwater Facilities of record in Instrument Number 20160127-0007948, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment - Agricultural of record in Instrument Number 20140722-0065104, Instrument No. 20140722-0065105, Instrument No. 20120213-0012668 and Instrument No. 20180302-0019975, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Belle Arbor Homeowner's Association, Inc., a Tennessee corporation, of record in

Instrument No. 20180410-0033776, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2412 Solomon Lane, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 15 DAY OF SEPTEMBER, 2022.

Patrick Glasson

Lauren C. Glasson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK GLASSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2022.

Notary Public
My Commission Expires: 7/3/2023
(SEAL)

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN C. GLASSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2022.

Notary Public
My Commission Expires: 7/3/2023
(SEAL)

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 September 15, 2022 (date of document).

Kayla Short
Affiant Signature

9/16/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 16th day of September, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

