Karen Johnson Davidson County
Batch# 931103 DEEDWARR
10/18/2022 11:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20221018-0113709

This Instrument Prepared By and Return To:
Concord Title
10690 Murdock Drive
Knoxville, TN 37932
File No. 20222079

OWNER NAME & PROPERTY ADDRESS:
SFR JV-2 Property LLC
109 Peak Hill Circle
Nashville, TN 37211

RESPONSIBLE PARTY FOR TAXES:
SFR JV-2 Property LLC
PO Box 15087
Santa Ana, CA 92735

TAX ID: 172-12-0A-101.00

WARRANTY DEED

THIS INDENTURE, made this 11 day of October 2022, among:
CASEY D. MYERS AND WIFE, JULIA A. MYERS,
of Knox County, Tennessee (the "**Grantor**"),

AND

SFR JV-2 PROPERTY LLC,
A Tennessee Limited Liability Company (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 144, Bradford Hills, Section Five, of record in Plat Book 7900, Pages 287-288, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 144 fronts 74.82 feet on the broken Northerly margin of Peak Hill Circle and extends back 110.00 feet on the Westerly line and 114.00 feet on the Easterly line to a dead line in the rear, measuring 73.11 feet thereon.

Being the same property conveyed to Casey D. Myers and Julia A. Myers by Warranty deed from Anita J. Robinson n/k/a Anita Robinson Maxwell, married of record in Instrument No. 201902140013895 Register's Office for Davidson County, Tennessee, dated February 8, 2019 and recorded on February 14, 2019.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PREMISES. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Casey D. Myers

Julia A. Myers

STATE OF TENNESSEE
COUNTY OF KNOX

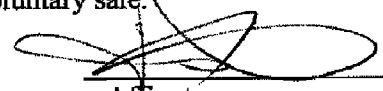
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, ***Casey D. Myers and Julia A. Myers***, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of October 2022.

Notary Public
My Commission Expires:_____

JENNIFER WEIGEL
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 12-20-2023
KNOX COUNTY

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$415,000.00;** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.



Affiant

Sworn to and subscribed before me this 11th day of October 2022.



Notary Public

My Commission Expires: _____

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

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 10-11-2022 (date of document).

Kayla Short

Affiant Signature

10-11-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 11 day of OCTOBER, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

