Karen Johnson Davidson County
Batch# 934999 DEEDWARR
10/28/2022 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20221028-0116626



(Notary Stamp)

STATE OF GA
COUNTY OF Dekalb

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of October, 2022.

Notary Public

My commission expires: 5-4-26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
SFR JV-HD Property LLC		182-02-0C-003.00-CO
PO Box 15087	New Owner	
Santa Ana, CA 92735		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

MKLA Real Estate, LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

SFR JV-HD Property LLC, A Delaware Limited Liability Company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat, Evergreen Hills, Phase 1, of record in Instrument No. 20210427-0056348, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to MKLA Real Estate, LLC, a Tennessee limited liability company, by Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated August 26, 2021, of record in Instrument No. 20210827-0115883, Register's Office for Davidson County, Tennessee.

This is improved property known as **3228 Haskell Lane, Nashville, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of October 2022.

MKLA Real Estate, LLC, a Tennessee limited liability company

By: _____
Print Name: Scott Lauderbeck
Its: Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Scott Lauderbeck, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Member of MKLA Real Estate, LLC, the within named bargainor, a Tennessee limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as Member.

Witness my hand and official seal this 26th day of October, 2022 .

_____
Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 22-000835-524

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 October 26, 2022 (date of document).

Kayla Short
Affiant Signature

10/27/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 27th day of October, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

