Karen Johnson Davidson County
Batch# 935343 DEEDWARR
10/28/2022 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20221028-0116836

WARRANTY DEED

STATE OF GA
COUNTY OF Dekalb

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2022.

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SFR JV-HD Property LLC	SFR JV-HD Property LLC	050-02-0A-150.00-CO
(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 in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joyce Mercado and Edgar Mercado, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SFR JV-HD Property LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, 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. 150 on the Final Plat, Belle Arbor PUD, Phase 6, (Formerly known as Victory Village PUD), of record in Instrument No. 20210518-0066771, having been corrected by Surveyor's Certificate of Correction of record in Instrument No. 20210819-0112378, 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 Joyce Mercado and Edgar Mercado, wife and husband by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20211123-0155391 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 23, 2021.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1949 Belle Arbor Drive, Nashville, TN 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 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 our hands this 26 day of OCTOBER, 2022.

Joyce Mercado

Edgar Mercado

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joyce Mercado and Edgar Mercado, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of October, 2022.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

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 28, 2022 (date of document).

Kayla Short
Affiant Signature

10/28/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 28th day of October, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

