Karen Johnson Davidson County
Batch# 945185 DEEDWARR
11/28/2022 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20221128-0124653

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED FIFTY THOUSAND AND 00/100 ($350,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TIMOTHY LEMERT
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/03/2026
DAVIDSON COUNTY

**This Instrument Prepared By:**
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **SFR JV-2 Property LLC** (NAME) | **NEW OWNER** (NAME) | **050 02 0A 048.00** |
| **1856 Belle Arbor Drive Nashville, Tennessee 37207** (ADDRESS) | **PO Box 15087 Santa Ana, California 92735** (ADDRESS) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 22nd day of November, 2022, the undersigned, **RAIHANNA N. BICKERSTAFFE AND ERIC D. BICKERSTAFFE, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SFR JV-2 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1856 BELLE ARBOR DRIVE, NASHVILLE, TENNESSEE 37207** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Belle Arbor PUD, Phase 2 (Formerly known as Victory Village PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925 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 Raihanna N. Bickerstaffe and Eric D. Bickerstaffe, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20170804-0079946, in the Register's Office of Davidson County, Tennessee, dated August 03, 2017 and recorded on August 04, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this instrument has been executed this ~~23rd~~ 22nd day of November, 2022.

GRANTOR: RAIHANNA N. BICKERSTAFFE

Raihanna Bickerstaffe

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **RAIHANNA N. BICKERSTAFFE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~23rd~~ 22nd day of November, 2022.

Notary Public

3-3-2026
My Commission Expires

GRANTOR: ERIC D. BICKERSTAFFE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

TIMOTHY LEMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2026
DAVIDSON COUNTY

Personally, appeared before me, a Notary Public of the aforesaid authority, **ERIC D. BICKERSTAFFE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~23rd~~ 22nd day of November, 2022.

Notary Public

3-3-2026
My Commission Expires

TIMOTHY LEMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2026
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 11/22/2022 (date of document).

Kayla Short
Affiant Signature

11/22/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 22nd day of November, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

