Karen Johnson Davidson County
Batch# 987730 DEEDWARR
04/03/2023 11:53:30 AM 5 pgs
Fees: $28.00 Taxes: $1,235.80
20230403-0023927

Recordation Requested By/Return to:
OS NATIONAL
DEED RECORDING
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 511684

This Instrument Prepared By:
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
SFR JV-2 PROPERTY LLC A DELAWARE LIMITED LIABILITY COMPANY	SFR JV-2 PROPERTY LLC A DELAWARE LIMITED LIABILITY COMPANY	041-03-0A-011.00-CO
P.O. BOX 15087 SANTA ANA, CA 92735	P.O. BOX 15087 SANTA ANA, CA 92735	

This Deed executed this 29th day of March 2023, for good consideration, I (We) **MODERNLABSTUDIO LLC, A WYOMING LIMITED LIABILITY COMPANY** whose mailing address is 688 HAMILTON CROSSING, ANTIOCH, TN 37013, hereby bargain, deed, and convey to **SFR JV-2 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is P.O. BOX 15087, SANTA ANA, CA 92735, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat, Section One, Vantage Pointe (formerly North FIFTY), of record in Plat at Instrument No. 20031017-0154221, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ModernLabStudio LLC, a Wyoming Limited Liability Company by Warranty Deed from Tasra Lumpkin, a single woman of record in Instrument No.20230403-0023714 Register's Office for Davidson County, Tennessee, dated March 29, 2023 and recorded on April 3, 2023.

APN: 041-03-0A-011.00-CO
Property Address: 1305 GOODMORNING DRIVE, NASHVILLE, TN 37207
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Witness our hand this 29th day of March, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MODERNLABSTUDIO LLC, A WYOMING LIMITED LIABILITY COMPANY

By: Obeto (Sole member)

Name: Joachim Obeto

Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

The foregoing instrument was acknowledged before me this 29th day of March, 2023, by Joachim Obeto, who is personally known to me (or satisfactorily proven) to be the Sole Member of **MODERNLABSTUDIO LLC, A WYOMING LIMITED LIABILITY COMPANY** the Sole Member herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Tressie M. Lewis
Notary Public
My Commission Expires: 01/06/2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $334,000 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 29th day of March, 2023.

Notary Public
My Commission Expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
SFR JV-2 PROPERTY LLC
A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 15087
SANTA ANA, CA 92735

Name and Address of property owner:
SFR JV-2 PROPERTY LLC,
A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 15087
SANTA ANA, CA 92735

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 March 29, 2023 (date of document).

Kayla Short

Affiant Signature

3/30/2023

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 30th day of March, 20 23,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

