Karen Johnson Davidson County
Batch# 988162 DEEDWARRSP
04/04/2023 12:50:30 PM 4 pgs
Fees: $23.00 Taxes: $991.60
20230404-0024489

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Apex Closing Services, LLC, 8586 Potter Park Dr., Ste 103, Sarasota, FL 34238

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
High Point SFR LLC	High Point SFR LLC	136 16 0 013.00
PO Box 1778	PO Box 1778	
Higley, AZ 85236	Higley, AZ 85236	

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, MITCHELL SFR LLC, a Delaware Limited Liability Company, hereinafter referred to as "Grantor", whose address is: PO Box 1778, Higley, AZ 85236, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey with special warranty unto HIGH POINT SFR LLC, a Delaware Limited Liability Company, in fee simple, hereinafter referred to as "Grantee", whose mailing address is PO Box 1778, Higley, AZ 85236, his/her/their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Being Lot Number 75B on the plan of Chelsea of Priest Lake, Section 1-A, ZLD of Lots 74-77 of record in Book 6250, Page 36, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description. Lot 75B fronts 54.50 feet on the Northerly margin of Folkstone Drive and extends back 143.85 feet on the Easterly line and 143.68 feet on the Westerly line, which is a broken line, to a dead line in the rear measuring 28.73 feet thereon.

Tax ID No.: 136 16 0 013.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument Number 20221107-0119538, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record. OR

The above-described property is improved property having a street address of 3708 Folkstone Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31 day of March, 2023

MITCHELL SFR LLC, a Delaware Limited Liability Company

By, _____
Name: Ariel Rubin
Title: Authorized Signor

STATE OF Utah
COUNTY OF Summit

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that Ariel Rubin as Authorized Signor of MITCHELL SFR LLC, a Delaware Limited Liability Company, in his/her full and authorized capacity on behalf of said Company, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 31st day of March, 2023.

_____
Notary Public
My Commission expires: 05/04/2026

ROCHELLE RICHARDS
Notary Public - State of Utah
Comm. No. 724452
My Commission Expires on
May 4, 2026

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 268,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

HIGH POINT SFR LLC, a Delaware
Limited Liability Company

By: _____
Name: Ariel Rubin
Title: Chief Executive Officer

Subscribed and sworn to before me this 31 day of March, 2023

_____
Notary Public
My Commission expires: 05/04/2026

ROCHELLE RICHARDS
Notary Public - State of Utah
Comm. No. 724452
My Commission Expires on
May 4, 2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Maria Carmen Fernandez, 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 31, 2023.

Maria C2
Affiant Signature

04/04/2023
Date

State of California
County of San Bernardino)

On April 04, 2023 before me, Janelle Rideau, Notary Public (insert name and title of the officer) personally appeared
Maria Carmen Fernandez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JANELLE RIDEAU
Notary Public - California
San Bernardino County
Commission # 2311944
My Comm. Expires Nov 8, 2023