RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-15296-2023

Karen Johnson Davidson County
Batch# 1022949 DEEDWARR
07/05/2023 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230705-0051444

WARRANTY DEED

AMANDA MAYNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2023.

NOTARY PUBLIC

My commission expires: 09-07-26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SFR JV-2 Property LLC 15771 Red Hill Ave, Ste 100 Tustin CA, 92780	Same address as new owner	141-07-0B-101-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($395,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MI AHN, MARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SFR JV-2 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of First Revision of Somerset Farms, Section 4, Phase 1, a Planned Unit Development, of record in Plat Book 9700, page 157, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mi Ahn from Brandon D. Rowlett and Marilyn D. Rowlett, husband and wife, by Warranty Deed, dated 7/7/2000 and recorded 8/22/2000 in Instrument No. 20000822-0083145, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 9700, page 157; to any and all restrictive covenants and/or easments of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

For informational purposes only, this is improved property known as: 361 Roslyn Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Hee Ahn, husband of Mi Ahn, joins in the execution of the Warranty Deed to convey any and all marital interest he may have to said property.

WITNESS OUR HANDS, this 30th day of June, 2023.

GRANTOR(S)

Mi Ahn

Hee Ahn

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, a Notary Public, Mi Ahn and Hee Ahn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of June, 2023.

Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 1-28-26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 6/30/2023.

Date

Tonya Loftin

Affiant Signature

July 5, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)