Karen Johnson Davidson County
Batch# 1059018 DEEDWARR
10/09/2023 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20231009-0079323

STATE OF Tennessee
COUNTY OF Wilson

This Instrument Prepared By:
LeeAnn Bell
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

The actual consideration or value, whichever is greater, for this transfer is 375,000.00

Yelitza M. Gonzalez Hernandez

MAYRA L ROMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me this 3 day of Oct. 2023, 2023.

Notary Public

My Commission Expires: My Commission Expires April 26, 2026

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yelitza M. Gonzalez Hernandez 137 Saxon Mist Dr Nashville, TN 37217	Yelitza M. Gonzalez Hernandez 137 Saxon Mist Dr Nashville, TN 37217	162-02-0-255.00,

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

SFR Acquisitions 2022 LLC, a Delaware limited liability company hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Yelitza M. Gonzalez Hernandez, A Single Person hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Lot 15, Colemont Heights Section 2, according to the plat recorded in Book 4300, Page 133, in the Register's Office for Davidson County, Tennessee. Said Lot fronts 43.04 feet on the southwesterly margin of Coleridge Court and runs back 174.38 feet on the northwesterly line and 125 feet on the southeasterly line to a broken line in the rear, on which it measures a total of 196.05 feet.

Being part of the same property conveyed via Quitclaim Deed, from SFR Acquisitions 3 LLC, to SFR Acquisitions 2022 LLC, dated 03/15/2023, recorded 06/27/2023, as Doc. No. 20230627-0048806, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY:

More Commonly Known As: 253 Coleridge Court, Antioch, Tennessee 37013

Parcel Identification Number: 162-02-0-255.00

This is improved property located at 253 Coleridge Court, Antioch, TN 37013, Davidson County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate,

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, its successors and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 3rd day of October, 2023.

SFR Acquisitions 2022 LLC

By: Cartan Clarke, Authorized Signer

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Cartan Clarke, as Authorized Signer for SFR Acquisitions 2022 LLC, a Delaware limited liability company, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Cook Cty, IL this 3rd day of October, 2023.

Notary Public

(SEAL)

My Commission Expires: 4/18/2026

ROBERT A LINDEMANN JR
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
April 18, 2026

Tennessee Certification of Electronic Document

I, ROBERT D LUNT JR, 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 is this electronic document is a true and exact copy of the original document executed and authenticated according to law on OCT 3, 2023 (date of document).

Affiant Signature

OCT 3, 2023

Date

State of New Jersey

County of Burlington

Sworn to and subscribed before me this 3rd day of October, 2023.

Notary Signature

MY COMMISSION EXPIRES: March 10th 2026

NOTARY'S SEAL

TIMOTHY S CHAMBERS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50154285
MY COMMISSION EXPIRES MAR. 10, 2026