AFTER RECORDING RETURN TO:
Selene Title
3501 Olympus Blvd
Suite 510
Coppell, TX 75019
File No. _____

Karen Johnson Davidson County
Batch# 1069796 DEEDWARR
11/08/2023 11:42:30 AM 7 pgs
Fees: $38.00 Taxes: $964.59
20231108-0087400

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 091 05 0 062.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 11 day of October, 2023, by and between **SFR INVESTMENTS V BORROWER 1, LLC,** a Delaware limited liability company, located at P.O. BOX 4090, SCOTTSDALE, AZ 85261, hereinafter referred to as Grantor and **SFR INVESTMENTS V BORROWER TRS 1, LLC,** a Delaware limited liability company, located at P.O. BOX 4090, SCOTTSDALE, AZ 85261, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 700 Ries Avenue, Nashville, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR hereby covenant with and represent unto the said Grantee and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor has/have signed and sealed this deed, the day and year above written.

SFR INVESTMENTS V BORROWER 1, LLC,
a Delaware limited liability company

Name: April Rohleder
Title: Authorized Signor

STATE OF Arizona
COUNTY OF Maricopa

Before me, Ashleigh Clark, a Notary Public, of the State and County mentioned, personally appeared April Rohleder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of **SFR INVESTMENTS V BORROWER 1, LLC**, a Delaware limited liability company, the within named Grantor and that such Authorized Signatory executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Maricopa County, this 11 day of October, 2023.

Notary Public

ASHLEIGH CLARK
Notary Public - Arizona
Maricopa County
Commission # 640357
My Comm. Expires Sep 18, 2026

My Commission expires:

VALUATION AFFIDAVIT

I, 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 $260,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: April Rohleder

STATE OF Arizona
COUNTY OF Maricopa

Sworn to before me this 11 day of October, 2023

Notary Public
My Commission Expires:

ASHLEIGH CLARK
Notary Public - Arizona
Maricopa County
Commission # 640357
My Comm. Expires Sep 18, 2026

Name and address for person responsible for taxes:

SFR INVESTMENTS V BORROWER TRS 1, LLC
P.O. BOX 4090, SCOTTSDALE, AZ 85261

Name and address of property owner:

SFR INVESTMENTS V BORROWER TRS 1, LLC
P.O. BOX 4090, SCOTTSDALE, AZ 85261

Tennessee Certification of Electronic Document

I, April Rohleder, 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 10/11/23 (date of document).

Affiant Signature

October 11, 2023
Date

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 11 **day of** October, 23

ASHLEIGH CLARK
Notary Public - Arizona
Maricopa County
Commission # 640357
My Comm. Expires Sep 18, 2026

Notary's Signature

My Commission Expires: _____

NOTARY'S SEAL

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A-1

ADDRESS: 700 RIES AVENUE, NASHVILLE, TN 37209

COUNTY: DAVIDSON

CLIENT CODE: SEC-TRSDEED5.0-108-TN

TAX PARCEL ID/APN: 091 05 0 062.00

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 50 ON THE PLAN OF MOSSWOOD SUBDIVISION OF RECORD IN PLAT BOOK 2663, PAGE 102, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM RESIDENTIAL HOME BUYER NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO MISTAKENLY TOOK TITLE AS RESIDENTIAL HOME OWNER NASHVILLE, LLC, TO SFR INVESTMENTS V BORROWER 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED ON 07/27/21, AS INSTRUMENT NUMBER 20210727-0100865, IN BOOK/PAGE N/A/N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

202311080087400

Certificate of Authenticity

I, Lesley Trifiletti, 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 10/11/2023.

Date

Lesley Trifiletti

Affiant Signature

10/11/2023

Date

State of FLORIDA

County of DUVAL

Sworn to and subscribed before me this 11th day of October, 2023.

Joy A. Lanier-Hartley

Notary's Signature

My Commission Expires: 9/28/2024

Date

Notary's Seal

Notary Public State of Florida
Lanier-Hartley A Joy
My Commission HH 047458
Expires 09/28/2024