Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1071739 **DEEDWARR**
11/14/2023 01:04:10 PM 2 pgs
Fees: $13.00 Taxes: $1,960.63

20231114-0088755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $529,900.00

Affiant

Subscribed and sworn to before me, this the 10th day of November, 2023.

Notary Public

My Commission Expires:
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Lewis Dunn	**NEW OWNER**	182-15-0B-208.00 CO
3280 Longstalk Rd.		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Sindhu John, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lewis Dunn, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 208 on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument No. 20190718-0070553, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Sindhu John by Warranty Deed from SFR Borrower 2022-1, LLC, a Delaware limited liability company, dated 7/26/2022 and recorded 8/1/2022 in Instrument No. 20220801-0087021, Register's Office for Davidson County, Tennessee.

PRIOR CHAIN OF TITLE:
BEING the same property previously conveyed to HP Tennessee I, LLC, a Delaware limited liability company, by Warranty Deed from Anthony Morgan, a single man, dated 9/30/2021 and recorded 10/13/2021 in Instrument No. 20211013-0137790; and being the same property previously conveyed to Anthony C. Morgan, an unmarried man, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated 8/30/2021 and recorded 9/1/2021 in Instrument No. 20210901-0118170, Register's Office for Davidson County, Tennessee.

Subsequently, HP Tennessee I LLC was merged into SFR Acquisitions 1 LLC, a Delaware Limited Liability Company pursuant to a Certificate of Merger dated December 8, 2021 and filed with the Delaware Secretary of State on December 8. 2021. SFR Acquisitions 1 LLC, a Delaware Limited Liability Company was merged into SFR Borrower 2022-1 LLC, a Delaware Limited Liability Company pursuant to a Certificate at merger filed with the Delaware Secretary of State on April 6, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs 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 my/our hand(s) this 2nd day of November, 2023.

Sindhu John

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sindhu John with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd of November, 2023.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)

