Karen Johnson Davidson County
Batch# 1176490 DEEDWARR
09/03/2024 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20240903-0067833

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3828

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28 day of August, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Juan P. Patino-Moreno 122 Welworth Street Madison, TN 37115	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	034-13-0-100.00

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, I/WE,

SFR Acquisitions 3 LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan P. Patino-Moreno, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 10, Block "B" on the Plan of East Lawn of record in Plat Book 547, Page(s) 153 and 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SFR Acquisitions 3 LLC by Warranty Deed from Safwat Nouh, a married man of record in Instrument No. 20220608-0065629 Register's Office for Davidson County, Tennessee, dated May 26, 2022 and recorded on June 08, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 122 Welworth Street, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their 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.

Dated this the 29th day of August, 2024.

SFR Acquisitions 3 LLC, a Delaware Limited Liability Company

By: _____
SFR Acquisitions Holdings 3 LLC, Its; Managing Member
By: Pedro Hernandez, Its; Authorized Person

STATE OF IL
COUNTY OF COOK

Before me, Mallory Bozovic of the state and county mentioned, personally appeared Pedro Hernandez, the authorized person of SFR Acquisitions Holdings 3 LLC, Managing Member of SFR Acquisitions 3 LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Pedro Hernandez to be the authorized person of SFR Acquisitions Holdings 3 LLC as Managing Member of SFR Acquisitions 3 LLC, the within named bargainor, a Limited Liability Company, and that such SFR Acquisitions Holdings 3 LLC, Managing Member of SFR Acquisitions 3 LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Chicago, IL, this 28 day of August, 2024.

_____
Notary Signature

Printed Name: Mallory Bozovic

My commission expires: 1-28-27

NOTARY PUBLIC STATE OF ILLINOIS
MALLORY BOZOVIC
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
January 28, 2027

Certificate of Authenticity

I, Joshua A. Terry, 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 8/28/24.

Affiant Signature – Joshua A. Terry

9/3/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/3/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27