AFTER RECORDING RETURN TO:
Selene Title
8201 Cypress Plaza Dr.,
Suite 100
Jacksonville, FL 32256
File No. TRS #26

Karen Johnson Davidson County
Batch# 1186951 DEEDWARR
09/26/2024 11:47:30 AM 5 pgs
Fees: $28.00 Taxes: $904.65
20240926-0074724

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

Tax ID No.: SEE EXHIBIT 'A'

WARRANTY DEED

THIS INDENTURE made and entered into on this 13th day of September, 2024, by and between **HOME SFR BORROWER, LLC,** a Delaware limited liability company, located at P.O. BOX 4090, SCOTTSDALE, AZ 85261, hereinafter referred to as Grantor and **HOME TRS, 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.

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.

HOME SFR BORROWER, LLC,
a Delaware limited liability company

Jennifer Lauria
Name: Jennifer Lauria

Title: Authorized Signor

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, Karen Turyan, a Notary Public, of the State and County mentioned, personally appeared Jennifer Lauria, 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 **HOME SFR BORROWER, 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 Arizona, this 13 day of September, 2024.

Karen Turyan
Notary Public

My Commission expires: 6/30/28

KAREN TURYAN
Notary Public - Arizona
Maricopa County
Commission # 670656
My Comm. Expires Jun 30, 2028

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 $ 244,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Jennifer Lauria

STATE OF ARIZONA
COUNTY OF MARICOPA

Sworn to before me this 13 day of Sept, 2024

Notary Public
My Commission Expires: 6/30/28

KAREN TURYAN
Notary Public - Arizona
Maricopa County
Commission # 670656
My Comm. Expires Jun 30, 2028

Name and address for person responsible for taxes:

HOME TRS, LLC
P.O. BOX 4090, SCOTTSDALE, AZ 85261

Name and address of property owner:

HOME TRS, LLC
P.O. BOX 4090, SCOTTSDALE, AZ 85261

EXHIBIT A

STREET ADDRESS: 3960 PEPPERWOOD DR, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 681622

TAX PARCEL ID/APN: 165 13 0A 114.00

THE FOLLOWING CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 474, ON THE PLAN ON SECTION TEN, PEPPERTREE FOREST, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 7900, PAGE 938, REGISTER'S OFFICE SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETED AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM RPA4, LLC, TO HOME SFR BORROWER, LLC BY DEED OF CONFIRMATION RECORDED ON OCTOBER 12, 2016, AS INSTRUMENT NUMBER 20161012-0107778, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

Tennessee Certification of Electronic Document

I, Jennifer Lauria, 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 September 13, 2024 (date of document).

Jennifer Lauria
Affiant Signature

9-13-24
Date

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 13 day of Sept, 2024.

Karen Turyan
Notary's Signature

My Commission Expires: 6/30/28

NOTARY'S SEAL

KAREN TURYAN
Notary Public - Arizona
Maricopa County
Commission # 670656
My Comm. Expires Jun 30, 2028