Karen Johnson Davidson County
Batch# 1188288 DEEDWARR
10/01/2024 10:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241001-0075883

Name and Address of New Owner:
Charles SFR, LLC
PO Box 1778
Higley, AZ 85236

Send Tax Bills To:
Charles SFR, LLC
PO Box 1778
Higley, AZ 85236

This Instrument Prepared By:
Katie Matson
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

BK/PG: 9575/68-72
24029267

5 PGS : DEED	
JESSICA SWEENEY 1007683 - 24029267	
10/01/2024 - 08:33:28 AM	
MORTGAGE TAX	0.00
TRANSFER TAX	3326.73
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	3354.73

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

Map & Parcel No: 089F-B-086.00-000 & 173-09-0A-368.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anish Baijal, and Alka Baijal, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles SFR, LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Williamson County, Tennessee:

Property 1:
A certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

LOCATED in Williamson County, Tennessee and being Lot 282, Section 2 on the plan of Falcon Creek, P.U.D. Subdivision as shown on the plat of record in Plat Book P19, Page 136, Register's Office of Williamson County, Tennessee.

Being the same property conveyed from Alfred HuYoung and Sara HuYoung, as Trustee of The 2013 Alfred and Sara HuYoung Revocable Trust to Anish Baijal and Alka Baijal by Warranty Deed dated July 29, 2021 and recorded on August 05, 2021 in Book 8669, Page 533 in the Records of the Williamson County Register of Deeds.

Property 2:
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. 302 on the Plan of Lenox Village, Phase Five of record in Plat at Instrument No. 20050120-0007427, 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 from Kyle Campbell, an unmarried man to Anish Baijal and Alka Baijal, husband and wife by Warranty Deed dated February 02, 2018 and recorded on February 06, 2018 in Instrument No. 20180206-0011826 in the Records of the Davidson County Register of Deeds.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Grantor(s) warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Tennessee, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 7 Lighthouse Drive, South Amboy, NJ 08879.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of September, 2024.

_____(SEAL)
Anish Baijal

_____(SEAL)
Alka Baijal

STATE OF New Jersey
COUNTY OF Middlesex

On this 20 day of September, 2024, before me personally appeared Anish Baijal and Alka Baijal, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of September, 2024.

_____
Notary Signature
My commission expires: 10.24.27

KEVIN MAYERS
Notary Public, State of New Jersey
Commission # 2426499
My Commission Expires Oct 24, 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $899,117.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of September, 2024.

Notary Signature
My commission expires: March 9, 2027

EMILY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Property Address: 2002 Upland Drive, Franklin, TN 37067

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 October 1, 2024.

Steve Berneman

Date: 1st day of October, 2024

State of Tennessee
County of Davidson

Sworn and subscribed before me on 1st day of October, 2024 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2024-4905-TN