AFTER RECORDING RETURN TO:
Selene Title
6651 Gate Pkwy, Suite 310
Jacksonville, FL 32256
File No. TRS #32

Karen Johnson Davidson County
Batch# 1207241 DEEDWARR
11/20/2024 02:41:30 PM 5 pgs
Fees: $28.00 Taxes: $739.63
20241120-0090597

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 22 day of October, 2024, by and between **HOME SFR BORROWER IV, LLC,** a Delaware limited liability company, located at P.O. BOX 4090, SCOTTSDALE, AZ 85261, hereinafter referred to as Grantor and **HOME TRS IV, 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 IV, LLC,
a Delaware limited liability company

Name: April Rohleder
Title: Authorized Signatory

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 **HOME SFR BORROWER IV, 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 22 day of October, 2024.

Notary Public

My Commission expires: _____

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

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 $ 199,900.00, 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 22 **day of** October, **20** 24

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:

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

Name and address of property owner:

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

EXHIBIT A

STREET ADDRESS:	922 RACHELS PL, HERMITAGE, TN, 37076
COUNTY:	DAVIDSON
CLIENT CODE:	687751
TAX PARCEL ID/APN:	075 11 0 151.00

THE FOLLOWING CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73-A ON THE PLAN OF RACHEL'S SQUARE, SECTION TWO, ZONE LOT DIVISION LOTS 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 AND 79, OF RECORD IN BOOK 6250, PAGE 541, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM RESI SFR SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO HOME SFR BORROWER IV, LLC , A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED ON 01/13/2022, AS INSTRUMENT NUMBER 20220113-0005196, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

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 10/22/2024 (date of document).

Affiant Signature

10/22/24
Date

STATE OF ARIZONA
COUNTY OF MARICOPA

Sworn to and subscribed before me this 22 **day of** October, 2024.

Notary's Signature

My Commission Expires: _____

NOTARY'S SEAL

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