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

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

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

Map & Parcel No: 173090A23600

Karen Johnson Davidson County
Batch# 1209135 DEEDWARR
12/02/2024 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,553.79
20241202-0093345

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, **Curtis Connell and Cecilia Connell, 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 Davidson County, Tennessee:

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. 177, Revision to Lots 177 through 188, Phase "E", Lenox Village, of record in Instrument Number 20040726-0088981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed from Joel T. Lyons, unmarried to Curtis Connell and wife, Cecilia Connell, by Warranty Deed, dated June 20, 2007 and recorded on June 27, 2007, as Instrument No. 20070627-0076593, 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: 3640 Edge Braid Court, Driggs, ID 83422.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26 day of November, 2024.

_____(SEAL)
Curtis Connell

_____(SEAL)
Cecilia Connell

STATE OF Idaho
COUNTY OF Teton

On this 26 day of November, 2024, before me personally appeared Curtis Connell and Cecilia Connell, 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 26 day of November, 2024.

_____
Notary Signature
My commission expires: Jan 11, 2027

JACOB D HANSEN
Notary Public - State of Idaho
Commission Number 20210069
My Commission Expires Jan 11, 2027

202412020093345

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 $419,944.00, 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

Subscribed and sworn before me this 2nd day of December, 2024.

Notary Public

My Commission Expires on May 24, 2025

RACHEL COOM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Property Address: 8301 Saint Danasus Drive, 8301, Nashville, TN 37211

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 true and exact copy of the original document executed and authenticated according to law on December 2, 2024.

Steve Berneman

Date: 2nd day of December, 2024

State of Tennessee

County of Davidson

Sworn and subscribed before me on 2nd day of December, 2024 by Steve Berneman.

Name: Rachel Odom

Title: Notary Public

My commission expires: 5-24-28

