Commitment Number: 230544275
Seller's Loan Number: 2005252810

AFTER RECORDING RETURN TO:
RODOLFO PEREZ AVALOS JR
CARLA ARACELY PEREZ AVALOS
700 Ries Avenue
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1231000 DEEDWARRSP
01/28/2025 11:49:30 AM 6 pgs
Fees: $33.00 Taxes: $1,424.13
20250128-0006444

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

New Property Owner/Mail Tax Statements To:
RODOLFO PEREZ AVALOS JR
CARLA ARACELY PEREZ AVALOS
700 Ries Avenue
Nashville, TN 37209

Parcel ID No.: 091 05 0 062.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 17 day of January, 2025 by and between **SFR INVESTMENTS V BORROWER TRS 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantor(s) and **RODOLFO PEREZ AVALOS JR., AN UNMARRIED MAN, CARLA ARACELY PEREZ AVALOS, AN UNMARRIED WOMAN, AND RODOLFO PEREZ MALDONADO, A MARRIED MAN, AS JOINT TENANTS,** whose tax mailing address is 700 Ries Avenue, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Eighty Four Thousand Nine Hundred Dollars and Zero Cents ($384,900.00), 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, State of Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

All That Tract or Parcel of Land in Davidson County, Tennessee, More Particularly Described as follows: land in Davidson County, Tennessee, Being Lot No. 50 on the Plan of Mosswood Subdivision of Record in Plat Book 2663, Page 102, In The Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed description of the Property

Being a portion of the same property conveyed to SFR Investments V Borrower 1, LLC a Delaware limited liability company by Warranty Deed from NASH 2 SF, LLC, a Delaware limited liability of record in Instrument No. 20210701-0089662 Register's Office for Davidson County, Tennessee,

dated June 17, 2021 and recorded on July 01, 2021 and re recorded deed recorded date July 08, 2021, in Instrument No. 20210708-0092038.

Being a portion of the same property conveyed to SFR Investments V Borrower 1, LLC a Delaware limited liability company by Quitclaim Deed from Residential Home Buyer Nashville, LLC, a Delaware limited liability Company, who mistaken took title as Residential Home owner Nashville, LLC of record in Instrument No. 20210727-0100865 Register's Office for Davidson County, Tennessee, dated July 7, 2021 and recorded on July 27, 2021.

Being the same property conveyed to SFR Investments V Borrower TRS 1, LLC a Delaware limited liability company by Warranty Deed from SFR Investments V Borrower 1, LLC a Delaware limited liability company of record in Instrument No. 20231108-0087400 Register's Office for Davidson County, Tennessee, dated October 11, 2023 and recorded on November 08, 2023.

Property commonly known as: 700 Ries Avenue, Nashville, TN 37209

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(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 17 day of Jan, 2025

SFR INVESTMENTS V BORROWER TRS 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Julie Marone

Name: Julie Marone

Title: Authorized Signor

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, Karen Turyan, a Notary Public, of the State and County mentioned, personally appeared Julie Marone, 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 _____ of **SFR INVESTMENTS V BORROWER TRS 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY** the within named Grantor and that such Authorized Signer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Scottsdale, Az, this 17 day of Jan, 2025

Karen Turyan
Notary Public

My Commission expires: 6/30/2025

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

VALUATION AFFIDAVIT

State of Arizona
County of Maricopa

I, or we, 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 $ **384,900.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 17 day of Jan, 2026.

Affiant

Julie Marone
Print Name

(Seal)

Notary Public

My commission expires:
6/30/2028

Karen Turyan
Print Name

CTIC# _____

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

Tennessee Certification of Electronic Document

I, Julie Marone, 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 1/17/2025 (date of document).

Julie Marone
Affiant Signature

1/17/2025
Date

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 17 day of Jan, 20 25

Karen Turyan
Notary's Signature

My Commission Expires: 6/30/2028

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

NOTARY'S SEAL

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 17, 2025.

Affiant Signature

28th day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028