Karen Johnson Davidson County
Batch# 1239660 DEEDWARR
02/21/2025 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250221-0013075

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-567

STATE OF Florida
COUNTY OF Pinellas County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Thomas Charles Toth

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of February, 2025

Notary Public

Commission Expires: 11/13/2026
Notarized remotely online using communication technology via Proof.

Address of New Owner	Send Tax Bills To:	Map & Parcel
SFR JV-3 Property LLC P.O. Box 15087 Santa Ana, CA 92735	P.O. Box 15087 Santa Ana, CA 92735	050-02-0A-163.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Thomas Charles Toth, a single person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SFR JV-3 Property LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 163, on the Plan of Final Plat of Belle Arbor PUD Phase 6 (formerly known as Victory Village PUD) of record in Plat at Instrument No. 20210518-0066771 having been corrected by Surveyors Certificate of Correction of record in Instrument No. 20210819-0112378, 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 to Thomas Charles Toth, a single person by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in

Instrument No. 20220124-0008555 Register's Office for Davidson County, Tennessee, dated January 21, 2022 and recorded on January 24, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2709 Huntmere Lane, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of February, 2025.

Thomas Charles Toth

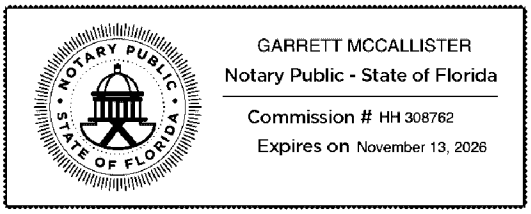
Thomas Charles Toth

STATE OF Florida
COUNTY OF Pinellas County

On this 19th day of February, 2025, before me personally appeared Thomas Charles Toth, 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 19th day of February, 2025.

Notary Signature
My commission expires: 11/13/2026



Notarized remotely online using communication technology via Proof.

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 02/19/2025 (date of document).

Affiant Signature

02/19/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 19th day of February, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027