Send tax bills to:
RM2 SFR A, L.P., A DELAWARE LIMITED PARTNERSHIP
600 GALLERIA PARKWAY
ATLANTA, GA 30339

Name and address of new owner:
RM2 SFR A, L.P., A DELAWARE LIMITED PARTNERSHIP
600 GALLERIA PARKWAY
ATLANTA, GA 30339

Karen Johnson Davidson County
Batch# 1254851 DEEDWARR
04/01/2025 01:56:30 PM 5 pgs
Fees: $28.00 Taxes: $1,306.10
20250401-0024698

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. MNT-577799

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 150-09-0B-001-00

WARRANTY DEED

This Deed executed this 27th day of March 20 25, for good consideration of **Three Hundred Fifty-Three Thousand and 00/100 Dollars ($353,000.00)**, I (We) **ANNE BLACKMAN, SURVIVING SPOUSE OF CARL BLACKMAN, SR. WHO DEPARTED THIS LIFE ON 03/20/2023** whose mailing address is 550 BYRES COURT, SMYRNA, TN 37167, hereby bargain, deed, and convey to **RM2 SFR A, L.P., A DELAWARE LIMITED PARTNERSHIP,** whose mailing address is 600 GALLERIA PARKWAY, ATLANTA, GA 30339, the following described land in DAVIDSON County, to wit:

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 Number 1 on the Plan of first Revision, Forest Pointe, Single Family, Phase I, of record in book 9700, page 92, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Being the same premises conveyed to CARL BLACKMAN, SR. AND ANNE BLACKMAN, HUSBAND AND WIFE from SARAH WOODSON, UNMARRIED by Deed dated 06/17/2005, and recorded on 05/23/2005, as Instrument No., 20050623-0072172, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 150-09-0B-001-00
Property Address: 525 FOREST POINTE PLACE, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 27 day of March, 20 25.

ANNE BLACKMAN

STATE OF TN)
) SS.
COUNTY OF Davis)

On this 27 day of March, 20 25, before me personally appeared **ANNE BLACKMAN**, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/05/28
WILSON COUNTY

Notary Public
My Commission Expires: 1/5/28

OATH OF VALUE STATEMENT

STATE OF TN
COUNTY OF Davis

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 353000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 27 day of March, 20 26.

Notary Public
My commission expires: 1/5/29
SEAL

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2029
WILSON COUNTY

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 3/27/2025 (date of document).

Affiant Signature

3/27/2025

Date

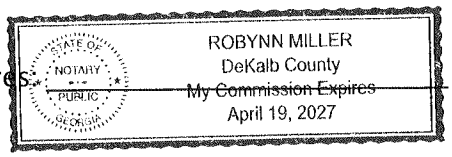
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 27th day of March, 2025,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)