Send tax bills to:
RM2 SFR A, L.P., A DELAWARE LIMITED PARTNERSHIP
600 GALLERIA PARKWAY, STE. 300
ATLANTA, GA 30339

Name and address of new owner:
RM2 SFR A, L.P., A DELAWARE LIMITED PARTNERSHIP
600 GALLERIA PARKWAY, STE. 300
ATLANTA, GA 30339

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

Karen Johnson Davidson County
Batch# 1260850 DEEDWARR
04/17/2025 12:52:30 PM 5 pgs
Fees: $28.00 Taxes: $1,435.60
20250417-0029495

Recordation Requested By/Return to:
MAINSTAY NATIONAL, LLC
3097 SATELLITE BLVD, STE 600
DULUTH, GA 30096
File No. MNT-578675

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

Map parcel number: 176-06-0A-223-00

WARRANTY DEED

This Deed executed this 11 day of April 2025, for good consideration of Three Hundred Eighty-Eight Thousand and 00/100 Dollars ($388,000.00), I (We) **DYLAN RANDALL, UNMARRIED, AND JAIME PETRELLA, UNMARRIED,** whose mailing address is 215 Ben Hill Dr., Antioch, TN 37013 AND 741 N. Market St., Chattanooga, TN 37405, hereby bargain, deed, and convey to **RM2 SFR A, L.P., A DELAWARE LIMITED PARTNERSHIP** whose mailing address is 600 GALLERIA PARKWAY, STE. 300, ATLANTA, GA 30339, the following described land in DAVIDSON County, to wit:

Situated in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being all Lot No. 223 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 2 of Instrument Number 20210409004764 6, 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 from D.R. HORTON, INC., A DELAWARE CORPORATION, to JAMIE PETRELLA, AN UNMARRIED WOMAN AND DYLAN RANDALL, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20220426-0047867, Recorded on 04/26/2022, in the Register's Office for DAVIDSON County Records.

APN: 176-06-0A-223-00
Property Address: 4303 MAXWELL ROAD, 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.

WITNESS the hands and seal of said Grantors this 11 day of April, 20 25.

JAIME PETRELLA

STATE OF Tennessee)
) SS.
COUNTY OF Hamilton)

On this 11th day of April, 2025, before me personally appeared **JAIME PETRELLA,** 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)

DAWSON PIERRE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
APRIL 25 2027
COUNTY OF MEIGS

Notary Public
My Commission Expires: 04/25/27

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.

WITNESS the hands and seal of said Grantors this 12 day of April, 2026.

DYLAN RANDALL

STATE OF TN)
) SS.
COUNTY OF Sumner)

On this 12 day of April, 2026, before me personally appeared **DYLAN RANDALL,** 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 01/05/2028
WILSON COUNTY

Notary Public
My Commission Expires: 1 5 28

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 388,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Brown
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 11th day of April , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/10/2027

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 4303 Maxwell Road, Antioch, TN 37013

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 April 11, 2025 (date of document).

Affiant Signature

April 11, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 11th day of April, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

