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

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# 1269666 DEEDWARR
05/06/2025 03:15:30 PM 5 pgs
Fees: $28.00 Taxes: $1,535.50
20250506-0035440

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD., STE. 600, BUILDING 700
DULUTH, GA 30096
File No. MNT-582815

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

Map parcel number: 182-06-0A-312-00

WARRANTY DEED

This Deed executed this 5 day of May 20 26, for good consideration of **Four Hundred Fifteen Thousand and 00/100 Dollars ($415,000.00)**, I (We) **REZA SHARAFI AND SHAHNAZ MIRALIPOURSOMEH, HUSBAND AND WIFE** whose mailing address is 5510 COUNTRY DRIVE, APT. 8, NASHVILLE, TN 37211, 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:

Being Lot No. 377 on the Final Plat for Cluster Lot Subdivision Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument No. 200604200045296, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same Property conveyed to REZA SHARAFI AND SHAHNAZ MIRALIPOURSOMEH, HUSBAND AND WIFE, by Warranty Deed from JUSTIN ROGERS, A MARRIED MAN, of record in Instrument No. 20160728- 0077721, Register's Office of DAVIDSON County, Tennessee, dated July 25, 2016, and recorded on July 28, 2016.

APN: 182-06-0A-312-00
Property Address: 8820 CRESSENT GLEN COURT, 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 5 day of May, 2025.

REZA SHARAFI

SHAHNAZ MIRALIPOURSOMEH

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 5 day of May, 2025, before me personally appeared **REZA SHARAFI AND SHAHNAZ MIRALIPOURSOMEH,** 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)

Notary Public
My Commission Expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

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 $ **415,000.00** 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 **5th** day of **May** , 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: **8820 Cressent Glen Court, 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 **May 5, 2025** (date of document).

Affiant Signature

May 5, 2025
Date

State of GA
County of Gwinnett

Sworn to and subscribed before me this **5th** day of **May**, 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