Karen Johnson Davidson County
Batch# 1274498 DEEDWARR
05/19/2025 12:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,424.50
20250519-0039216

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

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

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD., STE. 600, BUILDING 700
DULUTH, GA 30096
File No. MNT-582718

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

Map parcel number: 164-08-0C-069-00

WARRANTY DEED

This Deed executed this 15th day of May 20 25, for good consideration of **Three Hundred Eighty-Five Thousand and 00/100 Dollars ($385,000.00)**, I (We) **JULIA A. CRAVIN, MARRIED, HEREIN JOINED BY SPOUSE, UTURRIUS CRAVIN** whose mailing address is 606 CEDAR CREST 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, SUITE 300, ATLANTA, GA 30339, the following described land in DAVIDSON County, to wit:

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 100, Section Two, Hamilton Chase Subdivision as of record in Instrument No. 20060807-0096557, as corrected in Instrument No. 20070723-0087046, Registers office for Davidson County, Tennessee.

Being the same Property conveyed from AVENUE BANK, to JULIA A. CRAVIN, of record in Instrument No. 20101004-0079022, Dated 09/30/2010 and Recorded on 10/04/2010, in the Register's Office for DAVIDSON County Records.

APN: 164-08-0C-069-00
Property Address: 308 BIRCHCLAY POINT N., 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 15th day of May, 20 25.

JULIA A. CRAVIN

UTURRIUS CRAVIN

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 15 day of May, 2025, before me personally appeared **JULIA A. CRAVIN AND UTURRIUS CRAVIN** 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: 09-27-2028

ERICA A. HANSBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2028

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 $ 385,000.00 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 15th day of May , 2025 .

NOTARY PUBLIC
My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:
308 Birchclay Point N., 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 05/15/2025 (date of document).

Affiant Signature

05/15/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 15th 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