Send tax bills to:
RM3 SFR A, LLC, a Delaware limited liability company
600 GALLERIA PKWY
ATLANTA, GA 30339

Name and address of new owner:
RM3 SFR A, LLC, a Delaware limited liability company
600 GALLERIA PKWY
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# 1277264 DEEDWARR
05/23/2025 02:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20250523-0040924

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD., STE. 600, BUILDING 700
DULUTH, GA 30096
File No. MNT-583932

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

Map parcel number: 053-14-0A-064-00

WARRANTY DEED

This Deed executed this 20th day of May 2025, for good consideration of Four Hundred Ten Thousand and 00/100 Dollars ($410,000.00), I (We) **ANDREA R. TURENTINE, UNMARRIED AND KORIANA N. TURENTINE, UNMARRIED**, whose mailing address is 155 NORTHCREEK BLVD., APT. C204, GOODLETTSVILLE, TN 37072, hereby bargain, deed, and convey to **RM3 SFR A, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is 600 GALLERIA PKWY, ATLANTA, GA 30339, the following described land in DAVIDSON County, to wit:

That 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. 35 on the Plan of Final Plat of The Woods of Neeley's Bend, Phase 2 of record in Plat at Instrument No. 20050707-0078328, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made fora more complete description of the property.

Being the same Property conveyed from DAVID CAVANAUGH, BY BRITTNEY CAVANAUGH, HIS ATTORNEY IN FACT AND BRITTNEY CAVANAUGH, HUSBAND AND WIFE, to ANDREA R TURENTINE, AN UNMARRIED WOMAN, AND KORIANA N. TURENTINE, AN UNMARRIED WOMAN, JOINT TENANTS, of record in Instrument No. 20200916-0106064, Recorded on 09/16/2020, in the Register's Office for DAVIDSON County Records.

APN: 053-14-0A-064-00
Property Address: 1660 COMANCHE RUN, MADISON, TN 37115
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 20 day of May, 2025.

ANDREA R. TURENTINE

KORIANA N. TURENTINE

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 20 day of May, 2025, before me personally appeared **ANDREA R. TURENTINE AND KORIANA N. TURENTINE,** 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)

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

Notary Public
My Commission Expires: 06-29-27

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration (or value, whichever is greater) for this transfer is $410,000.00.

AFFIANT Andrea R. Turentine

Subscribed and sworn to before me, this 20 day of May, 2025.

NOTARY PUBLIC

My Commission Expires:
06-29-27

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

Property address: 1660 Comanche Run, Madison, TN 37115

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 20, 2025 (date of document).

Affiant Signature

May 20, 2025

Date

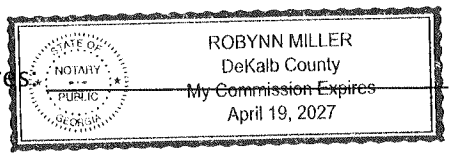
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 20th day of May, 2025,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)