Karen Johnson Davidson County
Batch# 1284693 DEEDWARR
06/16/2025 10:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,217.30
20250616-0046754

WARRANTY DEED

File No.: 2025-0217

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~WILLIAMSON~~ Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00.

Affiant

5/20/25

Subscribed and sworn to before me on ~~MAY 19, 2025.~~

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2028

NOTARY PUBLIC
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
SFR JV-3 Property LLC 155771 Red Hill Ave Suite 100 Tustin, CA 92780	SFR JV-3 Property LLC 155771 Red Hill Ave Suite 100 Tustin, CA 92780	059-15-0A-037.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THE ESTATE OF MELVIN BROWN, SR**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SFR JV-3 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 138, as shown on the map entitled Final Plat, Phase I, Chateau Valley, of record in Plat Book 6900, pages 893, 894 and 895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MELVIN BROWN, UNMARRIED, by deed from CUMBERLAND BUILDERS, INC., of record in Book 9578, page 437, dated January 23, 1995, said Register's Office.

Melvin Brown having since died intestate on September 28, 2024 leaving Melvin Brown, Jr., Margarette Williams and Carman Obasi. For further reference see Affidavit of Heirship of record in Book ___, page _____, said Register's Office.

202506160046750

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 3101 Chateau Valley Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on May 13, 2025

Grantor:

The Estate of Melvin Brown, Sr.

BY: Dorothy B Jarrett administratrix
Dorothy B. Jarrett
Administratrix

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Dorothy B. Jarrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Administratrix (or other officer authorized to execute the instrument) of The Estate of Melvin Brown, Sr., the within named bargainor, a corporation, and that such Dorothy B. Jarrett as such Administratrix, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Administratrix.

Witness my hand and seal, at office in 13 day of May, 2025

Notary Public

Printed Name: Derrick M Bradshaw

My Commission Expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BY: Carman Obasi by Dorothy B Jarrett her attorney-in-fact
Carman Obasi by Dorothy B. Jarrett
her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy B. Jarrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carman Obasi, and who acknowledged that he executed the same as the free act and deed of Carman Obasi.

Witness my hand and seal, at office in 13 day of May, 2025

Notary Public

Printed Name: Derrick M Bradshaw

My Commission Expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BY: ~~Melvin Brown Jr.~~ by Dorothy Jarrett his attorney-in-fact
Melvin Brown, Jr. by Dorothy B. Jarrett
his Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy B. Jarrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Melvin Brown, Jr., and who acknowledged that he executed the same as the free act and deed of Melvin Brown, Jr..

Witness my hand and seal, at office in 13 day of May, 2025

Notary Public

Printed Name: Derrick M Bradshaw

My Commission Expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BY: Margarette Williamson by Dorothy B. Jarrett her Attorney-In-Fact

Margarette Williamson by Dorothy B. Jarrett
her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy B. Jarrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Margarette Williamson, and who acknowledged that he executed the same as the free act and deed of Margarette Williamson.

Witness my hand and seal, at office in 13 day of May, 2025

Notary Public

Printed Name: Derrick M Bradshaw

My Commission Expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 5/13/2025 (date of document).

Affiant Signature

5/13/2025

Date

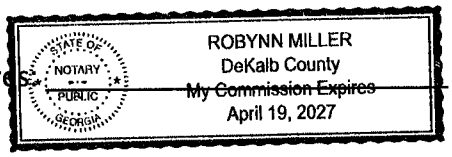
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 13th day of May, 2025,

Notary's Signature

My Commission Expires



Notary's Seal (if on paper)