Send tax bills to:
RM2 SFR A, L.P.
600 GALLERIA PKWY
ATLANTA, GA 30339

Name and address of new owner:
RM2 SFR A, L.P.
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# 1284747 DEEDWARR
06/16/2025 11:50:30 AM 5 pgs
Fees: $28.00 Taxes: $1,679.80
20250616-0046822

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD., STE. 600, BUILDING 700
DULUTH, GA 30096
File No. MNT-586417

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

Map parcel number: 086-12-0E-197-00

WARRANTY DEED

This Deed executed this 13th day of June 2025, for good consideration of **Four Hundred Fifty-Four Thousand and 00/100 Dollars ($454,000.00)**, I (We) **JUSTIN MARCELLUS WEBSTER, UNMARRIED AND ARTETTA LEIGH WEST FKA ARTETTA LEIGH WEBSTER, UNMARRIED** whose mailing address is 317 VICTORIA DRIVE, LEBANON, TN 37090, hereby bargain, deed, and convey to **RM2 SFR A, L.P., A DELAWARE LIMITED PARTNERSHIP** whose mailing address is 600 GALLERIA PKWY, ATLANTA, GA 30339, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Unit No. 197, on the plan of Riverbrook, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210701-0089420, amended and restated in Instrument 20211112-0150682, amended and restated in Instrument 20211207-0162045, amended in Instrument 20220118-0006984, Instrument 20220222-0019829, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to JUSTIN MARCELLUS WEBSTER AND ARTETTA LEIGH WEBSTER, HUSBAND AND WIFE, from MERITAGE HOMES OF TENNESSEE, INC., AN ARIZONA CORPORATION, in Instrument No. 20221004-0109176, Register's Office for DAVIDSON County, Tennessee dated September 29, 2022 and recorded on October 4, 2022.

APN: 086-12-0E-197-00
Property Address: 1451 JAPONICA ALLEY, HERMITAGE, TN 37076

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 13th day of June, 20 25.

Justin Marcellus Webster
JUSTIN MARCELLUS WEBSTER

Artetta Leigh West 06/13/2025
ARTETTA LEIGH WEST

STATE OF Texas)
) SS.
COUNTY OF Harris)

On this 13th day of June, 20 25, before me personally appeared **JUSTIN MARCELLUS WEBSTER AND ARTETTA LEIGH WEST,** 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)

Lori Anita Moore Bartley 06/13/2025
Notary Public Lori Anita Moore Bartley
My Commission Expires: 08/25/2025

NOTARY PUBLIC STATE OF TEXAS
Lori Anita Moore Bartley
ID NUMBER
13329348-9
COMMISSION EXPIRES
August 25, 2025

Electronically signed and notarized online using the Proof platform.

State of Texas

County of Brazoria

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 06/13/2025 by Justin Marcellus Webster.

NOTARY PUBLIC STATE OF TEXAS
Tamie Mason
ID NUMBER
13209676-5
COMMISSION EXPIRES
July 22, 2027

Tamie Mason
Notary Public, State of Texas
My commission expires: 07/22/2027

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 $ 454,000.00 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 13th day of June , 2025 .

NOTARY PUBLIC
My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:

1451 Japonica Alley, Hermitage, TN 37076

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 06/13/2025 (date of document).

Affiant Signature

06/13/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 13th day of June, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

