Karen Johnson Davidson County
Batch# 1285028 DEEDWARR
06/17/2025 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,886.63
20250617-0047186

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Moore 1017 Jasperson Drive Madison, TN 37115	Jonathan Moore 1017 Jasperson Drive Madison, TN 37115	172-04-0A-020.00-CO,

This Instrument Prepared By:
Tiffini Priley
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 509,900.00

Jonathan Moore

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this 16 day of June, 2025

Notary Public

My Commission Expires: 4/21/29

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

SFR Acquisitions 3 LLC, a Delaware Limited Liability Company hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Jonathan Moore, A Single Man hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Being Lot No. 65 on the Plan of Phase One Highlands of Brentwood (formerly Brentwood Highlands) of record in Book 9700, Page 773, and revised in Book 9700, Page 857, 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 SFR Acquisitions 3 LLC, a Delaware Limited Liability Company, by Warranty Deed from Glen Moulder, an unmarried man, dated July 26, 2022, and recorded August 2, 2022, of record in Instrument No. 20220802-0087824, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 1221 Brentwood Highlands Dr, Nashville, Tennessee, 37211
TAX PARCEL ID/APN: 172-04-0A-020.00-CO

This is improved property located at 1221 Brentwood Highlands Dr, Nashville, TN 37211, Davidson County.

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, its successors and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is

itself, its successors and assigns, to warrant and forever defend the title to the land to the Grantee(s), and the Grantee(s)' successors 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.

Executed this 21 day of May, 2025.

SFR Acquisitions 3 LLC

By: Tiffany Yancy, Authorized Signer

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a notary public in and for the aforesaid County and State, the within named Tiffany Yancy, as Authorized Signer of SFR Acquisitions 3 LLC, the bargainor, with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal this 21 day of May, 2025.

MEGHANN RENEA JOHNSON
Notary ID #135504350
My Commission Expires
February 27, 2029

Notary Public

My Commission Expires: 2/27/2029

Tennessee Certification of Electronic Document

I, TYRA E. DAVID 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 is this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/21/25 (date of document).

Tyra E. David

Affiant Signature

5/21/25.

Date

State of NEW JERSEY

County of BURLINGTON

Sworn to and subscribed before me this 21 day of MAY, 2025.

Notary Signature

MY COMMISSION EXPIRES: 2/13/2029

NOTARY'S SEAL

ROBERT D LUNT JR.
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50076925
MY COMMISSION EXPIRES FEB. 13, 2028