Send tax bills to:
SFR JV-3 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY
15771 RED HILL AVE, STE 100
TUSTIN, CA 92780

Name and address of new owner:
SFR JV-3 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY
15771 RED HILL AVE, STE 100
TUSTIN, CA 92780

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# 1307343 DEEDWARR
08/11/2025 01:23:30 PM 5 pgs
Fees: $28.00 Taxes: $1,369.00
20250811-0063685

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD., STE. 600, BUILDING 700
DULUTH, GA 30096
File No. MNT-590712

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

Map parcel number: 050-02-0A-026-00

WARRANTY DEED

This Deed executed this 8th day of August 20 25, for good consideration of **Three Hundred Seventy Thousand and 00/100 Dollars ($370,000.00)**, I (We) **TREMETA J. NORMAN, UNMARRIED AND JERIMAINE NORMAN, JR., UNMARRIED** whose mailing address is 13313 MONTHAVEN PARK PLACE, HENERSON, TN 37075, hereby bargain, deed, and convey to **SFR JV-3 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 15771 RED HILL AVE, STE 100, TUSTIN, CA 92780, 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. 26 on the Plan of Belle Arbor PUD Phase 2 (formerly known as Victory Village PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description.

Quit Claim Deed recorded on 01/06/2023 in Instrument #20230106-0001389 included a misspelling of one of the Grantor's names. It erroneously listed Jerimaine Jordan, Jr. but should have read as Jerimaine Norman, Jr.

Being the same Property conveyed from TREMETA J. NORMAN, A WIDOW, to TREMETA J. NORMAN, SINGLE AND JERIMAINE JORDAN, JR., UNMARRIED, AS TENANTS IN COMMON, WITH EXPRESSED RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20230106-0001389, Dated 01/05/2023 and Recorded on 01/06/2023, in the Register's Office for DAVIDSON County Records.

APN: 050-02-0A-026-00
Property Address: 1443 HAVENBROOK DRIVE, NASHVILLE, TN 37207
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 8th day of August, 20 25.

TREMETA J. NORMAN
TREMETA J. NORMAN

JERIMAINE NORMAN, JR.
JERIMAINE NORMAN, JR.

STATE OF Texas)
) SS.
COUNTY OF Kerr)

On this 8th day of August, 20 25, before me personally appeared **TREMETA J. NORMAN AND JERIMAINE NORMAN, JR.,** 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: 01/19/2028

Electronically signed and notarized online using the Proof platform.

NOTARY PUBLIC STATE OF TEXAS

Heather Cook

ID NUMBER
12885300-7
COMMISSION EXPIRES
January 19, 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 $ 370,000.00 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 8th day of August , 20 25 .

NOTARY PUBLIC
My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:
1443 Havenbrook Drive, Nashville, TN 37207

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 08/08/2025 (date of document).

Affiant Signature

08/08/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 8th day of August, 2025,

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