| Address of New Owner: | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Samuel Faulkner<br>341 Great Circle Rd apt# 201<br>Nashville, TN 37228 | Samuel Faulkner<br>341 Great Circle Rd apt# 201<br>Nashville, TN 37228 | 161-02-0-010.00, |

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 $ 440,640.00

Samuel Faulkner

Amanda Mcgovern

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this 27 day of June, 2025.

Notary Public

My Commission Expires: 4/21/29

Karen Johnson Davidson County
Batch# 1308985 DEEDWARR
08/12/2025 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,630.37
20250812-0064219

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**SFR Borrower 2022-A LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents transfers and conveys to **Samuel Faulkner and Amanda Mcgovern, Husband and Wife,** hereinafter called the Grantee(s), and the Grantee(s)' successors and assigns, the following tract or parcel of improved property:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 73 on the plan of McMurray Woods, Section 3, as of record in Book 3300, Page 83, Register's Office for said County, described as follows below: Beginning on the Southerly margin of McMurray Drive at the corner of Lots Nos. 73 and 74; thence with the line between said two lots, Southerly 125 feet to a point in the line between Lots Nos. 72 and 73; thence with the line between said two Lots Nos. 72 and 73, Easterly 125.0 feet to the Westerly margin of Ashley Drive; thence with the same, Northerly 100 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, Northwesterly 39.27 feet to the Southerly margin of McMurray Drive; thence with the same, Westerly 100 feet to the beginning.

Being a portion of the same property conveyed to SFR Borrower 2022-A LLC, by Quitclaim Deed from SFR Acquisitions 2 LLC dated October 21, 2022, and recorded November 7, 2022, of record in Instrument No. 20221107-0119682, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SFR Acquisitions 2 LLC, by Warranty Deed from Robert E. Potter Jr. and Kellye G. Potter, husband and wife, dated April 20, 2022, and recorded May 5, 2022, of record in Instrument No. 20220505-0051943, in the Register's Office for Davidson

County, Tennessee.

**FOR INFORMATIONAL PURPOSES ONLY**
More Commonly Known As: 621 McMurray Drive, Nashville, Tennessee, 37211
TAX PARCEL ID/APN: 161-02-0-010.00

To have and to hold the tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the Grantee(s) and Grantee(s)' successors and assigns, forever; and Grantor covenants with the Grantee(s) that Grantor is lawfully seized and possessed of the land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor further covenants and binds 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 26 day of June, 2025.

SFR Borrower 2022-A 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 BORROWER 2022-A, 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 26 day of June, 2025.

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

Notary Public

My Commission Expires: 2/27/2029

**Tennessee Certification of Electronic Document**

I, Larry N. Westbrook, 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 June 26, 2025.

Signature – Larry N. Westbrook

Date: August 11, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of August, 2025.

Notary Public

My Commission Expires: 9/6/2027

