This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24808-DJ

Karen Johnson Davidson County
Batch# 1329594 DEEDWARR
10/02/2025 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20251002-0078629

STATE OF ~~MASSACHUSETTS~~ Georgia
COUNTY OF Gwinnett

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Cynthia Mann
Affiant

Subscribed and sworn to before me, this the 29th day of September, 2025.

OFFICIAL SEAL
Alesia Davis
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires September 21, 2025

Notary Public
My Commission Expires: 9.21.29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SFR JV-3 Property LLC 15771 Red Hill Avenue Suite 100 Tustin, CA 92780	SFR JV-3 Property LLC 15771 Red Hill Avenue Suite 100 Tustin, CA 92780	182-02-0C-009-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brandon Bocianski, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SFR JV-3 Property LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat, Evergreen Hills, Phase 1, of record in Instrument No. 20210427-0056348, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to BRANDON BOCIANSKI, MARRIED MAN, by Warranty Deed from NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, of record in Instrument No. 20220518-0057397, Register's Office for DAVIDSON County, Tennessee, dated May 17, 2022 and recorded on May18, 2022.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **4113 Chambord Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of September, 2025.

GRANTOR:

Brandon Bocianski

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Bocianski, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of SEPTEMBER, 2025.

Notary Public Michael J O'Sullivan
My Commission expires: 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

202510020078629

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 September 29, 2025 (date of document).

Affiant Signature

September 29, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 29th day of September, 20 25,

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