AFTER RECORDING RETURN TO:
Selene Title
6651 Gate Pkwy, Suite 310
Jacksonville, FL 32256
File No. TRS #92

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1329629 DEEDWARR
10/02/2025 02:28:30 PM 5 pgs
Fees: $28.00 Taxes: $1,233.21
20251002-0078678

Tax ID No.: SEE EXHIBIT 'A'

WARRANTY DEED

THIS INDENTURE made and entered into on this 17th day of September, 2025, by and between **FYR SFR BORROWER, LLC,** a Delaware limited liability company, located at P.O. BOX 4090, SCOTTSDALE, AZ 85261, hereinafter referred to as Grantor and **FYR SFR TRS, LLC,** a Delaware limited liability company, located at P.O. BOX 4090, SCOTTSDALE, AZ 85261, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR hereby covenant with and represent unto the said Grantee and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor has/have signed and sealed this deed, the day and year above written.

FYR SFR BORROWER, LLC,
a Delaware limited liability company

Name:Lisha Lowing
Title: Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, Virginia Hessler, a Notary Public, of the State and County mentioned, personally appeared Lisha Lowing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of **FYR SFR BORROWER, LLC**, a Delaware limited liability company, the within named Grantor and that such Authorized Signatory executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Scottsdale, this 17 day of September, 2025.

Notary Public

My Commission expires: _____

VIRGINIA HESSLER
Notary Public - Arizona
Maricopa County
Commission # 665572
My Comm. Expires Mar 19, 2028

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 333,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Lisha Lowing

STATE OF ARIZONA
COUNTY OF MARICOPA

Sworn to before me this 17 **day of** September, **20**25

Notary Public
My Commission Expires: _____

VIRGINIA HESSLER
Notary Public - Arizona
Maricopa County
Commission # 665572
My Comm. Expires Mar 19, 2028

Name and address for person responsible for taxes:

FYR SFR TRS, LLC
P.O. BOX 4090, SCOTTSDALE, AZ 85261

Name and address of property owner:

FYR SFR TRS, LLC
P.O. BOX 4090, SCOTTSDALE, AZ 85261

EXHIBIT A

STREET ADDRESS:	429 CEDARVIEW DR, NASHVILLE, TN, 37211
COUNTY:	DAVIDSON
CLIENT CODE:	682021
TAX PARCEL ID/APN:	162 13 0 188.00

LOT 53, PLAN OF DREAMLAND ESTATES SOUTHEAST SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 646 AND 647, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Source of Title 20251002-0078677

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Tennessee Certification of Electronic Document

I, Lisa Lowing, 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 17, 2025 (date of document).

Affiant Signature

9/17/25
Date

STATE OF ARIZONA
COUNTY OF MARICOPA

Sworn to and subscribed before me this 17 day of September, 2025.

VIRGINIA HESSLER
Notary Public - Arizona
Maricopa County
Commission # 665572
My Comm. Expires Mar 19, 2028

Notary's Signature

My Commission Expires: _____

NOTARY'S SEAL