Karen Johnson Davidson County
Batch# 1335479 DEEDWARR
10/17/2025 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20251017-0083039

Name and Address of New Owner:
SFR JV-3 Property LLC
15571 Red Hill Avenue
Suite 100
Tustin, CA 92780

Send Tax Bills To:
SFR JV-3 Property LLC
15571 Red Hill Avenue
Suite 100
Tustin, CA 92780

This Instrument Prepared By:
Steve Berneman
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 165-09-0A-057-00
Address: 1956 Port James Circle, Antioch, TN, 37013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Fred Douglas McGhee, II, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SFR JV-3 Property LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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. 71 on the Plan of Lakewood Village, Section Two of record in Plat at Instrument No. 20000215-0015148, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed from Maria Sanchez, married to Fred Douglas McGhee II by Warranty Deed dated May 11, 2018 and recorded on May 25, 2018 as Instrument No. 201805250050213 of the Davidson County Register of Deeds.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded *5/25/2018 under Instrument No. 201805250050213] in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of October, 2025.

(SEAL)
Fred Douglas McGhee, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 2025, before me personally appeared Fred Douglas McGhee, II, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of October, 2025.

Notary Signature
My commission expires: 04-21-2029

KENTON G. SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: January 22, 2029

TERRA PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

Property Address: 1956 Port James Circle, Antioch, TN 37013

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is true and exact copy of the original document executed and authenticated according to law on October 17, 2025.

Steve Berneman

Date: 17th day of October, 2025

State of Tennessee

County of Davidson

Sworn and subscribed before me on 17th day of October, 2025 by Steve Berneman.

Name: Rachel Odom

Title: Notary Public

My commission expires: 5-24-28

