Karen Johnson Davidson County
Batch# 1424649 DEEDWARR
05/22/2026 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20260522-0047091

# WARRANTY DEED

STATE OF TN
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF May, 2026

Notary Public C. PITT

MY COMMISSION EXPIRES: 6-14-2029

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 6-14-2029

Prepared by & Return to:
River City Title & Escrow, LLC
5384 Poplar Ave, Suite 109
Memphis, TN 38119

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **SFR MEM LLC, a Limited Liability Company** | SFR MEM LLC | |
| (NAME) 5684 Poplar Ave 2nd Fl | (NAME) 5684 Poplar Ave Fl 2 | 08004007100 |
| (ADDRESS) Memphis TN 38120 | (ADDRESS) Memphis TN 38120 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Marshell Patton Lavender, an unmarried man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFR MEM LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

¥Tennessee

**Being Lot 14A, Final Plat Revision of Lot 14, Block 2, of G. T. Sheegog Subdivision at Bordeaux, as recorded in Plat Book 20041105-0133759, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.**

**Dean Cokinos to Marshell Patton Lavender, an unmarried man by warranty deed dated 02/25/2010 and recorded on 03/05/2010 as Instrument Number 20100305-0017272 in the Official Records of the Davidson County Register of Deeds.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.**

1711B South Hamilton Road, Nashville, TN 37218

unimproved _
This is improved x property, known as

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. 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.

Witness my hand this 20th day of May, 2026.

Marshell Patton Lavender

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2026, before me personally appeared Marshell Patton Lavender, 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 20th day of May, 2026.

Notary Signature
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

I, Jenny Martinez, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original documented, executed and authenticated according to law.

Certification date of the attached documents tendered for registration herewith shall be the date of submission to the register of deeds office.

Jenny Martinez

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally, appeared before me, the undersigned, a notary public for the county and state, Jenny Martinez, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

APRIL MCDOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-26-2029

MY COMMISSION EXPIRES: