Karen Johnson Davidson County
Batch# 489579 DEEDQC
10/05/2020 02:32:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201005-0115142

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY/RETURN TO:
BCHH, Inc. c/o Bradley Cianni
181 Montour Run Road
Coraopolis, PA 15108
bcianni@bchhinc.com

MAIL TAX STATEMENTS TO:
RH Partners EquityCo, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

THIS INSTRUMENT PREPARED BY:
Jay A. Rosenberg, Esq., Member Tennessee Bar
Rosenberg LPA, Attorneys At Law
3805 Edwards Rd, Ste 550, Cincinnati, OH 45209
Phone: (513) 247-9605; Fax: (866) 611-0170

QUITCLAIM DEED

THIS DEED is made and entered into this 23 day of September, 2020, by and between **SFR ASSETS OWNER, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **RH PARTNERS EQUITYCO, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for no consideration, hereby grants, conveys and quitclaims unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Schedule "A" – Legal Description(s)]

GRANTOR makes no representations or warranties of any kind or nature whatsoever concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Schedule "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

[Signature Page Follows]

EXECUTED by the undersigned this 23 day of September, 2020.

GRANTOR:

SFR ASSETS OWNER, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**

By: _____
Alyson Cimino
Its: **Closing Supervisor**

STATE OF TEXAS)
) **ss.**
COUNTY OF TRAVIS)

The foregoing instrument was acknowledged before me this 23 day of September, 2020, by Alyson Cimino, as Closing Supervisor of Main Street Renewal LLC, the Authorized Signor of SFR Assets Owner, LLC, who ☐ is personally known to me, or ☒ has produced **TX Driver's License** as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2021
My Commission Expires

130951807
Commission No.

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

_____
Official/Notarial Seal

New Owner Name and Address to:

RH Partners EquityCo, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Property Address:

1672 Cumberland Station Blvd, Madison, TN 37115

Tax Parcel ID:

053-09-0B-041.00

I/We hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual value or consideration for this transfer, whichever is greater, is:

$0.00

AFFIANT:

RH PARTNERS EQUITYCO, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**

By: _____
Alyson Cimino
Its: **Closing Supervisor**

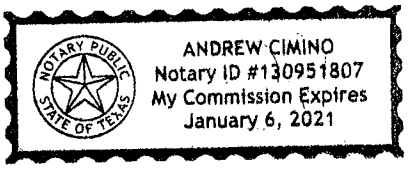
_____
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2021
My Commission Expires

130951807
Commission No.



Official/Notarial Seal

Schedule "A"
Legal Description(s)

BEING Lot 19 on the plan of CUMBERLAND STATION AT WILSON CAMP, SECTION TWO, of record at Instrument No(s). 200209030105967, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 05/14/2018 at Instrument No. 20180514-0046059, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	1672 Cumberland Station Blvd, Madison, TN 37115
PARCEL ID:	053-09-0B-041.00
TITLE FILE NO:	AMSR4-TN-0013

Schedule "B"
Permitted Exception(s)

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 200209030105967, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 200610240131768, 200110150112096, 200207220087864, 200209190114056, 200310300159798 and 200110170113082, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

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

Signature

State of PENNSYLVANIA

County of ALLEGHENY

* HEATHER L REVAY

Personally appeared before me,*[Name of Notary], a notary public for this county and state, **[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

** MICHAEL KRIVOSKI

Heather L. Revay

Notary's Signature

My Commission Expires: 4-11-2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331166