Karen Johnson Davidson County
Batch# 620499 DEEDWARR
04/22/2021 09:21:30 AM 6 pgs
Fees: $33.00 Taxes: $751.10
20210422-0053872

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 09/02/2024
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-040719

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sun Valley Properties, LLC	Sun Valley Properties, LLC	
(NAME)	(NAME)	
6770 Bly Trice Road	6770 Bly Trice Road	107-05-0-191.00
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046	College Grove, TN 37046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THREE THOUSAND AND NO/100 DOLLARS ($203,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BLACKSTONE RESIDENTIAL OPERATING PARTNERSHIP, LP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 200 on the Plan of Bel-Air Subdivision, Section Two, of record in Plat Book 2900, Page 30, 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 to Wade Aldridge by Warranty deed from Charles S. Haley, Jr., unmarried of record in Instrument No. 20180921-0093949 Register's Office for Davidson County, Tennessee, dated September 17, 2018 and recorded on September 21, 2018.

Being the same property conveyed to Blackstone Residential Operating Partnership LP by Substitute Trustee's deed from Rubin Lublin TN, PLLC of record in Instrument No. 20201223-0152759 Register's Office for Davidson County, Tennessee, dated December 14, 2020 and recorded on December 23, 2020.

Being also known as 818 Patricia Drive, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 818 Patricia Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this the 16th day of April, 2021

Blackstone Residential Operating Partnership LP
BY CIVIC VENTURES LLC, AS ITS ATTORNEY IN FACT
BY WILLIAM TESSAR, CIVIC PRESIDENT

AND

Blackstone Residential Operating Partnership LP
BY CIVIC VENTURES LLC, AS ITS ATTORNEY IN FACT
BY MERCED COHEN, CIVIC EVP, OPERATIONS

STATE OF
COUNTY OF

On this the 13th day of April, 2021, before me personally appeared William Tessar, Civic President of Civic Ventures, LLC to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Blackstone Residential Operating Partnership, LP and who acknowledged he executed the same as the free act and deed of the said Blackstone Residential Operating Partnership, LP.

Witness my hand and official seal, this the 13th day of April, 2021.

Notary Public

My Commission Expires: see attached

(SEAL)

STATE OF
COUNTY OF

On this the 13th day of April, 2021, before me personally appeared Merced Cohen, Civic EVP, Operations of Civic Ventures, LLC to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Blackstone Residential Operating Partnership, LP and who acknowledged he executed the same as the free act and deed of the said Blackstone Residential Operating Partnership, LP.

Witness my hand and official seal, this the 13th day of April, 2021.

_____
Notary Public

see attached

My Commission Expires:

(SEAL)

Homeland Title, LLC
1896 General George Patton Dr., Suite 200
Franklin, TN 37067

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On APR 14 2021 before me, Jacqueline O'Connor, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared William Tessar
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JACQUELINE O'CONNOR
Notary Public - California
Los Angeles County
Commission # 2293552
My Comm. Expires Jun 17, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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State of California
County of Los Angeles

On APR 14 2021 before me, Jacqueline O'Connor, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Merced Cohen
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JACQUELINE O'CONNOR
Notary Public - California
Los Angeles County
Commission # 2293552
My Comm. Expires Jun 17, 2023

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WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

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Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

