Karen Johnson Davidson County
Batch# 669921 DEEDWARRSP
07/01/2021 04:10:30 PM 8 pgs
Fees: $43.00 Taxes: $1,270.23
20210701-0089665

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
RESIDENTIAL HOME OWNER NASHVILLE, LLC c/o Progress Residential 7500 N. Dobson Rd., Suite 300 Scottsdale, AZ 85256	See Exhibit A	**RESIDENTIAL HOME OWNER NASHVILLE, LLC** c/o Progress Residential 7500 N. Dobson Rd., Suite 300 Scottsdale, AZ 85256

This instrument prepared by:
Elizabeth Holland, Esq.
Maynard Cooper Gale
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NASH 4 SF LLC,** a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys to **RESIDENTIAL HOME OWNER NASHVILLE, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the lien of ad valorem taxes not yet due and payable and all existing easements, rights of way, reservations, covenants, conditions, restrictions and encumbrances filed in the real property records of the Register's Office of DAVIDSON County, Tennessee, if any, in so far as the same are now in force and applicable (the "Permitted Encumbrances").

This is improved property located in DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 17 day of June, 2021.

GRANTOR:

NASH 4 SF LLC,
a Delaware limited liability company

By: _____
Name: Robert Vahradian
Title: Authorized Signatory

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, a Notary Public in and for said County and State, Robert Vahradian with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Authorized Signatory of **NASH 4 SF LLC**, a Delaware limited liability company, the within named Grantor, and that he executed the foregoing instrument as Authorized Signatory on behalf of **NASH 4 SF LLC**.

WITNESS my hand and seal at office, this 17 day of June, 2021.

_____
Notary Public
My commission expires: 08/18/2022
(Affix Seal)

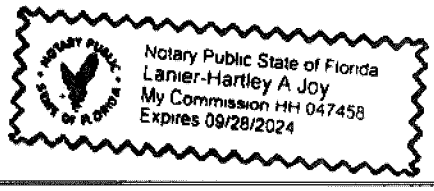
MARIA SZABO
Notary Public, State of New York
No.01SZ6309901
Qualified in New York County
Commission Expires 08/18/2022

STATE OF FLORIDA
COUNTY OF DUVAL

The actual consideration or value, whichever is greater, for this transfer is $343,305.74

Kallsey Meyer
Affiant

Subscribed and sworn to before me this 1st day of JULY, 2021.



Joy A. Lanier-Hartley
Notary Public Joy A. Lanier-Hartley
My Commission Expires: 9/28/2024

EXHIBIT "A"

EXHIBIT "A"

COUNT	CLIENT CODE	ADDRESS	CITY	STATE	ZIP
1	578272	252 ASH GROVE DR	NASHVILLE	TN	37211

EXHIBIT A-1

STREET ADDRESS: 252 ASH GROVE DR, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: 578272

TAX PARCEL ID/APN: 162 09 0 134.00

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. 46 ON THE PLAN OF SECTION THREE, HICKORY VIEW AS OF RECORD IN PLAT BOOK 6250, PAGE 960, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

***

Prior Deed Reference for Exhibit A-1

Being the same property conveyed to Nash 4 SF, LLC, a Delaware limited liability company by deed from Haibo Jia, married and Yun Shi, unmarried recorded on 8/3/2017, at BK/PG 20170803-0079207, DAVIDSON County Register of Deeds.

Tennessee Certification of Electronic Document

I, Allyson Kidd (Signer's Name), 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.

Allyson Kidd (Signature)

State of FL

County of Duval

Personally appeared before me, Amy Gaffney (Notary's Name), a notary public for this county and state, Allyson Kidd (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public State of Florida
Amy Gaffney
My Commission GG 974058
Expires 03/29/2024

Amy Gaffney (Notary's Signature)

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).