Karen Johnson Davidson County
Batch# 672430 DEEDWARR
07/07/2021 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.87
20210707-0091528

**Prepared by and return to:**
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Avenue, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

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# WARRANTY DEED

**Effective as of the 29 day of June, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Sandra P. Zamora, unmarried,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SFR XII Nashville Owner I, L.P., A DELAWARE LIMITED PARTNERSHIP,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, Being Lot No. 144 on the Plan of Section Eight, Edge-O-Lake Estates, as of record in Book 3700, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 144 fronts 80.65 feet on the Southerly side of Clearwater Drive and extends back 183.74 feet on the Westerly line and 211.24 feet on the Easterly line to a rear line on which it measures 86.31 feet thereon.

This real property being all or part of the property conveyed by deed of record in Instrument No. 20070503-0053210 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 3700, Page(s) 101; Declaration of covenants, conditions and restrictions as set forth in Deed recorded in Book 4076, Page 565; all of record in the Register's Office of **Davidson County**, Tennessee; and **2021 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

**TO HAVE AND TO HOLD** this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

**IN WITNESS** the Grantor's hand in Davidson County, State of TN on this 29 day of June, 2021.

GRANTOR:

Sandra P. Zamora

Sandra P. Zamora

**STATE OF** TN
**COUNTY OF** Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Sandra P. Zamora,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson **County**, State of TN this 29 day of June, 2021.

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ella K Butler
Notary Public

My Commission Expires:
07/09/2024

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|---|---|
| New Owner Name and Address to:<br>SFR XII NASHVILLE OWNER I, L.P., A DELAWARE LIMITED PARTNERSHIP<br>4645 Hawthorne Lane, NW<br>Washington, DC 20016<br><br>Property Address:<br>462 Clearwater Drive, Nashville, TN 37217<br><br>Mail tax bills to:<br>SFR XII NASHVILLE OWNER I, L.P., A DELAWARE LIMITED PARTNERSHIP<br>4645 Hawthorne Lane, NW<br>Washington, DC 20016<br><br>Parcel I.D. Number:<br>150 01 0 177.00 | I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $325,100.00.<br><br>Sandra P Zamora<br>AFFIANT<br><br>Subscribed and sworn to before me this 29 day of June, 2021.<br><br>Ella K. Butler<br>NOTARY PUBLIC<br><br>Commission expires: 07/09/2024 |

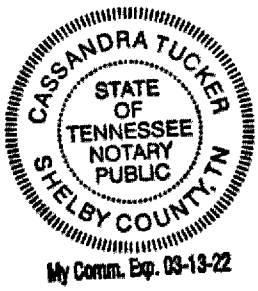
ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Cassandra Tucker, a notary public for this county and state, Stevie Friesth, 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: 3/13/22

Notary's Seal (If on paper)