Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 675373 DEEDWARR
07/13/2021 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210713-0093605

WARRANTY DEED

Effective as of 2nd **day of July, 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, **Dalila A. Johnson, married, and Darryl L. Johnson, married,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SFR XII NASHVILLE OWNER 1, 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. 202 on the Plan of Hickory Valley, Section 2, a plat of which is of record in Plat Book 4175, Page 158, Register's Office for Davidson County, Tennessee to which plat reference is here made for a more complete description thereof.

This real property being all or part of the property conveyed by deed of record in Instrument No. **20080619-0063079** 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 4175, Page(s) 158; declaration of covenants, conditions and restrictions recorded at Deed Book 4469, Page 847 and Instrument No. B00644 and amended in Book 4600, Page 594 and Instrument No. B59044 on 05/11/1972; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **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.

WITNESS the Grantor's hand in Davidson County, State of Tennessee on this 2nd day of July, 2021.

GRANTORS:

Dalila A. Johnson

Darryl L. Johnson

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Dalila A. Johnson and Darryl L. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 2nd day of July, 2021.

GARRETT COFFER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 6, 2023

Notary Public

My Commission Expires:

11/6/2023

New Owner Name and Address to: SFR XII NASHVILLE OWNER 1, L.P. A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 Property Address: 5409 Eulala Dr, Nashville, TN 37211 Mail tax bills to: SFR XII NASHVILLE OWNER 1, L.P. A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 Parcel I.D. Numbers: 162 05 0 125.00	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 **$270,000.00** AFFIANT Subscribed and sworn to before me this 2nd day of July, 2021. NOTARY PUBLIC Commission expires: 3/13/22 CASSANDRA TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN MY COMM. EXP. 03-13-22

Tennessee Certification of Electronic Document

I, Steve Fresh, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07-02-2021 (date of document).

Affiant Signature

07/09/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 9th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

