Karen Johnson Davidson County
Batch# 676746 DEEDWARR
07/14/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210714-0094674

Prepared by and Return To:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6465 Quail Hollow Rd. #103
Memphis, Tennessee 38120
(901) 881-8600

EXECUTOR'S DEED

Effective as of 6th 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, **Samuel Cory Morgan, solely in his capacity as the Personal Representative for the Estate of Douglass F. Morgan,** 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:

> **Lot 138, SECTION III, APACHE HILLS, as shown on plat of record in Book 4175, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

This being the same property conveyed to Douglass F. Morgan, by Special Warranty Deed of record at Instrument No. 20110602-0042017 in the Register's Office of Davidson County, Tennessee. Douglass F. Morgan died on September 30, 2020 in Davidson County, Tennessee. Pursuant to the authority granted by the Probate Court of Davidson County, Tennessee, Probate Case No. 20P-1985, Samuel Cory Morgan, as Executors of the Estate of Douglass F. Morgan, transfer all interest of the estate to the Grantee.

This conveyance is made subject to restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in in Book 4175, Page(s) 9; Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4225, Page 657, amended in Book 4361, Page 162 and Book 4454, Page 301; Easements of record in Book 4306, Page 900, Book 4310, Page 398, Book 4310, Page 737, Book 4547, Page 286 and Book 4467, Page 801; of record in the Register's Office of Davidson County, Tennessee, and the 2021 City of Germantown and County of Davidson real estate taxes (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, subject to the Permitted Exceptions; 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 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, TN on this 6th day of July, 2021.

GRANTOR:

The Estate of Douglass F. Morgan

By: Samuel C. Morgan
Samuel Cory Morgan, Personal Representative

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned personally appeared **Samuel Cory Morgan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Personal Representative of **The Estate of Douglass F. Morgan**, and that such authorized signor, as such Personal Representative, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in County and State herein mentioned on this 6 day of June, 2021.
July

Notary Public

My Commission Expires: 3-8-22

New Owner Name and Address and Mail Tax Bills to: SFR XII NASHVILLE OWNER I, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 Property Address: 4952 Cimarron Way Antioch, TN 37013 Parcel I.D. Number: 162-03-0-045.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer amount $285,000.00. AFFIANT Subscribed and sworn to before me this 7th day of July, 2021. NOTARY PUBLIC Commission expires: 3/13/22

202107140094674

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 07-06-2021 (date of document).

Affiant Signature

7/9/2021
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

