Karen Johnson Davidson County
Batch# 719415 DEEDWARR
09/17/2021 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20210917-0125553

Prepared By:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1996TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 327,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of August, 2021.

Notary Public

Commission Expiration: 3/13/22

CASSANDRA TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN MY COMM. EXP. 03-13-22

Return To:
Summit Title & Escrow, LLC
6263 Poplar Avenue, Suite 801
Memphis, TN 38119

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership 4645 Hawthorn Lane NW Washington, VA 20016	SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership 4645 Hawthorn Lane NW Washington, VA 20016	053 09 0 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brenda Callahan, married, and spouse Joseph Callahan,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership** 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:

Property known as: 1320 Cheyenne Blvd., Nashville, TN 37115, County of Davidson

Land in Davidson County, Tennessee, being Lot Number 96, on the Plan of Section 2 Sequoia Valley (Formerly Madison Farms), as of record in Plat Book 3700, Page 114 as amended in Book 4735, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brenda Callahan, married, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, dated 12/12/2012 and recorded 12/14/2012 in Instrument No. 20121214-0115430, Register's Office for Davidson County, Tennessee.

Joseph Callahan joins in the execution of this instrument to convey any interest he may have in the subject property.

Tax Map and Parcel ID: 053 09 0 015.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1320 Cheyenne Blvd., Nashville, TN 37115

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.

LTE File No.: 21-1996TN

Witness my hand this 16th day of August, 2021.

Brenda Callahan

Joseph Callahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2021, before me personally appeared **Brenda Callahan and Joseph Callahan**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 16th day of August, 2021.

Notary Public

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Commission Expiration: 5/20/2025

LTE File No.: 21-1996TN

Tennessee Certification of Electronic Document

I, Taylor Hutson, 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 8/16/21 (date of document).

Affiant Signature

9/7/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 7 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

CASSANDRA TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
MY COMM. EXP. 03-13-22