WARRANTY DEED

Karen Johnson Davidson County
Batch# 720116 DEEDWARR
09/20/2021 11:37:30 AM 7 pgs
Fees: $38.00 Taxes: $1,221.37
20210920-0126024

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: May 18, 2025

(AFFIX SEAL)

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMMISSION EXPIRES MAY 18, 2025

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SFR XII NASHVILLE OWNER 1, L.P. A DELAWARE LIMITED PARTNERSHIP	SFR XII NASHVILLE OWNER 1, L.P. A DELAWARE LIMITED PARTNERSHIP	133 12 0 121.00
(NAME)	(NAME)	
4645 Hawthorne Lane, NW	4645 Hawthorne Lane, NW	
(ADDRESS)	(ADDRESS)	
Washington, DC 20016	Washington, DC 20016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Hugh Taylor Jr. and Penny Harris, co-personal representatives of THE ESTATE OF WILLIE V. TAYLOR and Hugh Taylor Jr., Penny Harris, Barbara Taylor Preuett and Terry Taylor, as heirs of THE ESTATE OF WILLIE V. TAYLOR**, hereinafter called the GRANTOR(S), has/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 GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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. 61 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 79 feet on the northeasterly side of Dewain Drive and runs back 117 feet on the northwesterly line and 122 feet on the southeasterly line to a broken line in the rear measuring 91.62 feet.

Being the same property conveyed to Hugh J. Taylor and wife, Willie C. Taylor by Warranty Deed from Randall Phillips Builders, Inc., a corporation, dated 07/26/1998 and recorded 03/21/1967, of record in Book 4113, Page 395, Register's Office for Davidson County, Tennessee.

The said Hugh J. Taylor died on 07/26/1998, leaving the said Willie C. Taylor the sole surviving tenant by the entirety.

The said Willie Taylor died testate on 02/27/2020, devising subject property to Hugh Taylor, Jr., and Penny Harris, co-personal representatives, as evidenced in File No. 20P784, Probate Court Clerk's Office for Davidson County, Tennessee.

Subject To all matters shown on the plat of record in Plat Book 3600, Page 60, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3834 Dewain Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of August, 2021.

THE ESTATE OF WILLIE V. TAYLOR

Hugh Taylor, Jr.

Hugh Taylor, Jr., personal representative

Hugh Taylor, Jr.

Hugh Taylor, Jr., heir

State of Texas

County of Harris

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Hugh Taylor Jr., personal representative and heir of THE ESTATE OF WILLIE V. TAYLOR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **personal representative and heir of THE ESTATE OF WILLIE V. TAYLOR**, the within named bargainor, and that he as such personal representative and heir being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of August, 2021.

Notary Public

My Commission Expires: 08/26/2024

NOTARY PUBLIC STATE OF TEXAS

Ikome Chefor

ID NUMBER
132644968
COMMISSION EXPIRES
August 26, 2024

Notarized online using audio-video communication

Effective the 20th day of August, 2021.

THE ESTATE OF WILLIE V. TAYLOR

Penny Harris, personal representative

Penny Harris, heir

State of In

County of Wilson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Penny Harris, personal representative and heir of THE ESTATE OF WILLIE V. TAYLOR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the **personal representative and heir of THE ESTATE OF WILLIE V. TAYLOR**, the within named bargainor, and that she as such personal representative and heir being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of August, 2021.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Effective the 20th day of August, 2021.

THE ESTATE OF WILLIE V. TAYLOR

Terry Taylor, heir

State of Tn

County of Wilson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Terry Taylor, heir of THE ESTATE OF WILLIE V. TAYLOR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **heir of THE ESTATE OF WILLIE V. TAYLOR**, the within named bargainor, and that he as such heir being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of August, 2021.

Notary Public

My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Effective the 26 day of August, 2021.

THE ESTATE OF WILLIE V. TAYLOR

Barbara Taylor Preuett, heir

State of Virginia
~~County~~ City of Poquoson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Barbara Taylor Preuett, heir of THE ESTATE OF WILLIE V. TAYLOR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the **heir of THE ESTATE OF WILLIE V. TAYLOR**, the within named bargainor, and that she as such heir being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 20 day of August, 2021.

Notary Public

My Commission Expires: 9/30/22

DEBORAH F. MORRISSEY
NOTARY PUBLIC
REGISTRATION # 7372282
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2022

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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 August 20, 2021 (date of document).

Affiant Signature

9/16/21
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 16 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22