Karen Johnson Davidson County
Batch# 721276 DEEDWARR
09/22/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20210922-0127214

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

WARRANTY DEED

Effective as of **9th day of September, 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, **Jake Ohlmann, Single** 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.,** 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. 134 on the Plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

This real property being all or part of the property conveyed by deed of record in Instrument No. 20180625-0060822 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for Plat Book 4860, Page(s) 43; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4938, Page 337; Easement for Abandonment of 10 Foot Public Utility and Drainage, recorded in Book 7690, Page 273; 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 the 8 day of September, 2021

GRANTORS:

Jake Ohlmann

STATE OF Tennessee

COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Jake Ohlmann, 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 8 day of Sept. 20 21.

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2023

Notary Public

My Commission Expires:

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: 4828 Leesa Ann Lane Nashville, TN 37076 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: 076 05 0 128.00	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 $265,000.00 AFFIANT Subscribed and sworn to before me this 9 day of September, 2021 NOTARY PUBLIC Commission expires: 3/13/2022 CASSANDRA TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN MY COMM. EXP. 03-13-22

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 September 9, 2021 (date of document).

Taylor Hutson
Affiant Signature

9/20/2021
Date

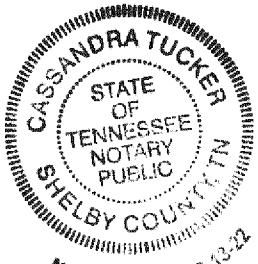
State of Tennessee

County of Shelby

Sworn to and subscribed before me this 20th day of September, 2021.

Cassandra Tucker
Notary's Signature

MY COMMISSION EXPIRES: 3/13/22



NOTARY'S SEAL