Karen Johnson Davidson County
Batch# 721304 DEEDWARR
09/22/2021 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,354.20
20210922-0127248

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $366,000.00. Affiant Subscribed and sworn to before me, this the 14th day of September, 2021. Notary Public My commission expires:



THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
SFR XII Nashville Owner 1, L.P.	New Owner(s)	061-03-0-163.00
4645 Hawthorne Lane Northwest		
Washington, DC 20016		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DANIEL J. PLATT, EXECUTOR OF THE ESTATE OF EUGENE C. PLATT, DANIEL J. PLATT, A MARRIED MAN*, ANDREW C. PLATT, A MARRIED MAN*, AND JOEL C. PLATT, AN UNMARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFR XII NASHVILLE OWNER 1, L.P.**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of Inglewood Heights, as shown of record in Plat Book 1424, Page 85, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the westerly margin of Inglewood Court at the common center of Lots Nos. 39 and 59; thence with the line between said two lots, northwesterly 88.5 feet to a point; thence North 88 degrees 20 minutes West 100 feet to the northeast corner of Lot No. 37; thence with the line between Lots Nos. 39 and 37, southwardly 75 feet to the southeast corner of Lot No. 37; thence southeasterly 160 feet more or less, to the westerly margin of said Inglewood Court; thence northwardly 75 feet along the westerly margin of Inglewood Court to the beginning.

Included in the above described property but expressly excluded from this conveyance is property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by deed of record in Book 4882, Page 507, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of Inglewood Heights, as of record in Book 1424, Page 85, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at the common corner of the property of Mrs. R. M. Dickerson, C. H. Nesbitt and Billy L. Beard; thence South 5 degrees 22 minutes 58 seconds West 32.15 feet along the property line between C. H. Nesbitt and Billy L. Beard, to a point; thence North 61 degrees 22 minutes 29 seconds East 8.85 feet along the easterly margin of Briley Parkway to the beginning of a curve to the left; thence northeasterly 46.17 feet along said curve on the easterly margin of Briley Parkway to a point; thence North 84 degrees 36 minutes 14 seconds West 44.64 feet along the property line between Mrs. R. M. Dickerson and Billy L. Beard to the point of beginning.

Being the same property conveyed to Eugene C Platt, unmarried by Warranty deed from D. Adam Kimble, married and Stephen Outlaw, married of record in Instrument No. 200705310064828 Register's Office for Davidson County, Tennessee, dated May 30, 2007 and recorded on May 31, 2007.

The said Eugene C. Platt (aka Eugene Calvin Platt) having since died testate on November 30, 2020; His estate having been probated in the Seventh Circuit Court for Davidson County, Tennessee Probate Division under Case No. 21P63 and his Last Will and Testament having devised the real property to Daniel J. Platt, Andrew C. Platt and Joel C. Platt.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5034 Inglewood Court, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of September, 2021.

Andrew C. Platt

Joel C. Platt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew C. Platt and Joel C. Platt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13TH day of September, 2021.

Notary Public

My Commission Expires: 03/03/2025

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

The Estate of Eugene C. Platt

By: _____, Executor
Daniel J. Platt, Executor

_____
Daniel J. Platt

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel J. Platt, personally and as Executor of The Estate of Eugene C. Platt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of September, 2021.

_____
Notary Public

My Commission Expires: 11/13/2023

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

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 13, 2021 (date of document).

Taylor Hutson
Affiant Signature

9/20/2021
Date

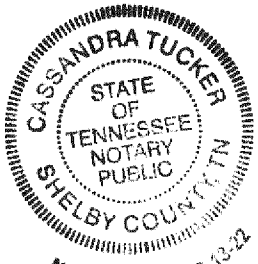
State of Tennessee

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