Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0510

Karen Johnson Davidson County
Batch# 722102 DEEDWARR
09/23/2021 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20210923-0127797

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2021

Notary Public

Commission Expires: May 18, 2025

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
SFR XII NASHVILLE OWNER 1, L.P. A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016	SFR XII NASHVILLE OWNER 1, L.P. A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016	086-07-0-198.00

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, I/WE,

Shannon Durrell Brandon, Justin Andrew Brandon and Dominique Alicia Brandon, heirs at law of Dorothy A. Harris Estate

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:

LAND in Davidson County, Tennessee, being Lot No. 266, on the Final P.U.D. Plan, Phase V-B, Revised Jackson's Retreat, (inadvertently shown as Jackson Retreat in previous deeds) of record in Plat Book 6250, Page 905, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Dorothy A. Harris, a single woman, by Warranty Deed from Kathryn A. Hatter, married, dated 12/16/2015 and recorded 12/21/2015 in Instrument No. 20151221-0127844, Register's Office for Davidson County, Tennessee.

The said Dorothy A. Harris a/k/a Dorothy Annette Harris having since died intestate on 4/18/2020. Estate is being probated in Davidson County, Tennessee, Docket No. 20P1120. The decedent is survived by the following heirs: Shannon Durrell Brandon, Justin Andrew Brandon and Dominique Alicia Brandon.

Affidavits of Heirship of record in Instrument No. 20210920-0125999 and Instrument No. 20210920-0126000, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20210920-0125998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters 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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1408 Woodchimes Court, Hermitage, TN 37076.

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 so covenant with the said

This is improved property known as: 1408 Woodchimes Court, Hermitage, TN 37076.

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

Dated this the 1st day of September, 2021.

Shannon Durrell Brandon

Justin Andrew Brandon

Dominique Alicia Brandon by [signature] Attorney-In-Fact

Dominique Alicia Brandon, by Shannon Durrell Brandon, Attorney-In-Fact

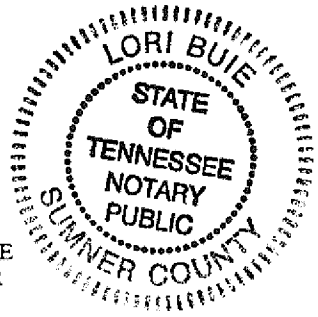
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shannon Durrell Brandon and Justin Andrew Brandon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 1st day of September, 2021.

Lori Buie
Notary Public
My Commission Expires: 8/21/23

(Notary Seal)

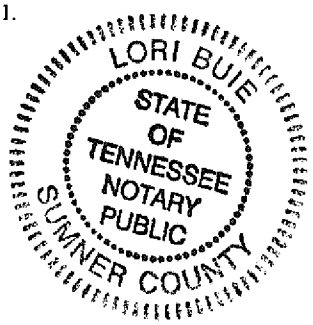


STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Shannon Durrell Brandon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Shannon Durrell Brandson** and that he is authorized by **Dominique Alicia Brandon** to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 1st day of September, 2021.

Lori Buie
Notary Public at Large
My commission expires: 8/21/23



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 1, 2021 (date of document).

Affiant Signature

9/21/21
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

REBECCA LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-27-2023