Karen Johnson Davidson County
Batch# 722130 DEEDWARR
09/23/2021 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210923-0127842

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-840

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SFR XII Nashville Owner 1, L.P.	SFR XII Nashville Owner 1, L.P.	149 09 0 219.00
(NAME) 4645 Hawthorne Lane Northwest	(NAME) 4645 Hawthorne Lane Northwest	
(ADDRESS) Washington D.C. 20016	(ADDRESS) Washington D.C. 20016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Catherine V. Languido, an unmarried woman and Ehsan J. Abbasnezhad, an unmarried man, as tenants in common with right of survivorship** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Section Six, Terragon Trails of record in Plat Book 5060, Page 175, 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 Catherine V. Languido, Unmarried, and Ehsan J. Abbasnezhad, Unmarried, As Tenants In Common With Right Of Survivorship, by Warranty Deed from Karen S. Kinsman, Unmarried, of record in Instrument No. 20200422-0042057, in the Register's Office of Davidson County, Tennessee, dated April 16, 2020 and recorded on April 22, 2020.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real property taxes for 2021 and subsequent years, not yet due and payable, Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six Terragon Trails, as recorded in Plat Book 5060, Page(s) 175; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5179, Page 218.

This is property located at 4753 Miners Cove, Nashville, TN 37013.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 9th day of September, 2021.

GRANTOR:

Catherine V. Languido

Ehsan J. Abbasnezhad

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Catherine V. Languido and Ehsan J. Abbasnezhad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 15th day of September, 2021.

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Notary Public

My Commission Expires: 9/2/24

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 15, 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