WARRANTY DEED

Karen Johnson Davidson County
Batch# 722901 DEEDWARR
09/23/2021 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.37
20210923-0128074

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,100.00.

Seth McNamee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/13/22

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

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021080244

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SFR XII NASHVILLE OWNER 1, L.P., a Delaware Limited Partnership	SFR XII NASHVILLE OWNER 1, L.P., a Delaware Limited Partnership	
(NAME) 4645 Hawthorne Lane Northwest	(NAME) 4645 Hawthorne Lane Northwest	Map-Par. 150-10-0-043.00
(ADDRESS) Washington, DC 20016	(ADDRESS) Washington, DC 20016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY THOUSAND ONE HUNDRED AND NO/100 Dollars ($320,100.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHERYL HARRIS, WIDOW** HEREINAFTER CALLED 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. 104 on the Plan of Cherry Hills Subdivision, Section 10-B, of record in Plat Book 5210, Page 139, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to JAMES HARRISON AND CHERYL HARRIS, HUSBAND AND WIFE, by deed from MOON S. KANG AND WIFE, EUN S. KANG AND JOHN M. TAYLOR AND WIFE, KIL YE TAYLOR, of record in Book 8056, page 182, dated February 28, 1990, said Register's Office. The said James Harrison having since died on or about August 12, 2015, leaving Cheryl Harris the surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as 3044 Fieldstone Dr., Nashville, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed by my hand this 13 day of September 2021.

Cheryl Harris

Cheryl Harris,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September 2021, before me, Maxine J. Rucker, a notary public for the above State and County, personally appeared Cheryl Harris to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 13 day of September 2021.

Notary Public

My Commission Expires: _____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

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).

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