WARRANTY DEED

Karen Johnson Davidson County
Batch# 723028 DEEDWARR
09/23/2021 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210923-0128241

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2021.

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY
Olivia Pedigo, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-210680-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SRF XII NASHVILLE OWNERr 1, L.P.	SRF XII NASHVILLE OWNERr 1, L.P.	
(NAME) 4645 HAWTHORNE LANE NORTHWEST	(NAME) 4645 HAWTHORNE LANE NORTHWEST	096 10 0 159.00
(ADDRESS) WAHSINGTON, DC 20016	(ADDRESS) WAHSINGTON, DC 20016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PEYTON D. DONOHO, III AND TIA W. DONOHO,HUSBAND AND WIFE HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SRF XII NASHVILLE OWNERR 1, L.P., 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. 47 on the Plan of Twin Lawn of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 47 fronts 80 feet on the Southerly side of Dunmore Drive and extends back between lines 173.3 feet on the Easterly margin and 176.6 feet on the Westerly margin to a dead line in the rear on which it measures 80.0 feet. Together with An Easement for Joint Driveway as described in Joint Driveway Easement recorded in Book 6802, Page 23, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peyton D. Donoho, III and Tia W. Donoho, husband and wife, by Warranty Deed in an instrument dated November 26, 2014 and recorded December 2, 2014 in Instrument No. 20141202-011034 in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2817 Dunmore Dr., Nashville, TN 37214
(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.

Witness our hands this 9th day of September, 2021.

Peyton D. Donoho, III

Tia W. Donoho

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of September, 2021, before me personally appeared Peyton D. Donoho, III and Tia W. Donoho to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) 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 9th day of September, 2021.

Commission Expires: 1/8/2024

Emily D. Reed
Notary Public

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

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).

Affiant Signature

9/20/2021
Date

State of Tennessee

County of Shelby

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

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

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

NOTARY'S SEAL