Karen Johnson Davidson County
Batch# 723151 DEEDWARR
09/24/2021 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20210924-0128408

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH 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
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

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	Parcel ID: 149 01 0B 008.00
(NAME) 4645 Hawthorne Lane, Northwest	(NAME) 4645 Hawthorne Lane, Northwest	
(ADDRESS) Washington, DC 20016	(ADDRESS) Washington, DC 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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John L. Kareck and wife, Rebecca H. Kareck**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Phase III, Piccadilly Square, of record in Plat Book 6250, Page 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to John L. Kareck and wife, Rebecca H. Kareck, by Warranty Deed from Shane A. Putty and wife, Kelly D. Putty, of record in Instrument No. 20000712-0069037, in the Register's Office of Davidson County, Tennessee, dated June 30, 2000 and recorded on July 12, 2000.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 104 Chetopa Court, Antioch, TN 37013

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 16 day of September, 2021.

John L. Kareck

Rebecca H. Kareck

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State John L. Kareck and wife, Rebecca H. Kareck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of September, 2021.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 16, 2021 (date of document).

Affiant Signature

9/22/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 22 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22