WARRANTY DEED

Karen Johnson Davidson County
Batch# 724732 DEEDWARR
09/27/2021 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210927-0129510

STATE OF Tennessee
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF September, 20 21.

Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SFR XII NASHVILLE OWNER 1, L.P.	New Owner	
(NAME)	(NAME)	
4645 Hawthorne Lane Northwest	4645 Hawthorne Lane NW	09611019900
(ADDRESS)	(ADDRESS)	
Washington, DC 20016	Washington, D.C. 20016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MUSIC CITY FINANCIAL, LLC, a Texas limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **SFR XII NASHVILLE OWNER 1, L.P.,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 91, on the Plan of Hickory Bend, Section 1, of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Music City Financial, LLC,, by virtue of that certain Warranty Deed dated September 9, 2021 and being of record at Instrument No. 20210914-0123246 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office of Davidson County, Tennessee,, including all items set out on any applicable plat of record.

This is improved x property, known as 631 Truxton Ct. Nashville, TN 37214
(House Number) (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 my hand this 17th day of September, 2021.

MUSIC CITY FINANCIAL, LLC

By: Noah Viddal, Authorized Agent

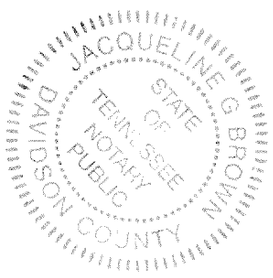
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Agent of Music City Financial, LLC, the within named bargainer, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Authorized Agent.

Witness my hand and official seal, this 17th, September 2021

Notary Public Jacqueline G Brown

My Commission Expires: 3-8-22



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 17, 2021 (date of document).

Taylor Hutson
Affiant Signature

9/22/2021
Date

State of Tennessee

County of Shelby

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

Karri S. Coffman
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

