Name and Address of New Owner:
SFR XII Nashville Owner 1, L.P.
4645 Hawthorne Lane Northwest
Washington, DC 20016

Karen Johnson Davidson County
Batch# 724753 DEEDWARR
09/27/2021 01:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,161.80
20210927-0129534

Send Tax Bills To:
SFR XII Nashville Owner 1, L.P.
4645 Hawthorne Lane Northwest
Washington, DC 20016

This Instrument Prepared By:

Summit Title & Escrow, LLC
6263 Poplar Avenue
Suite 801
Memphis, TN 38119

Map & Parcel No: 075 07 0 006
Property Address: 4409 Juneau Dr. Hermitage, TN 37076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Music City Financial, LLC, a Texas Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lot 3, Tulip Grove, Section I, as shown on plat of record in Plat Book 3700, Page 106, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Warranty Deed, of record in Instrument No. 20210924-0128297 , in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tulip Grove, Section I, as recorded in Plat Book 3700, Page(s) 106; and Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4099, Page 239; all of record in the Register's Office of Davidson County, Tennessee; and 2021 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of September, 2021.

Music City Financial, LLC

By: N. Viddal

Noah Viddal, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Thomas D. Larson of the state and county mentioned, 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 such person to be Authorized Signatory of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Davidson, this 20 day of Sep, 2021.

Notary Signature

Printed Name: Thomas D. Larson

My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $314,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Music City Financial, LLC,

By: N. Viddal

Noah Viddal, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

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

Notary Signature

My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 20, 2021 (date of document).

Affiant Signature

9/24/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

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