THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937541**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Shelby) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2021. Notary Public My Commission Expires: 3/13/22

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

Karen Johnson Davidson County
Batch# 728234 DEEDWARR
10/01/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20211001-0132014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
SFR XII NASHVILLE OWNER 1, L.P., a Delaware Limited Partnership 4645 Hawthorne Lane Northwest Washington, DC 20016	SFR XII NASHVILLE OWNER 1, L.P., a Delaware Limited Partnership 4645 Hawthorne Lane Northwest Washington, DC 20016	Tax Parcel ID No. 120 01 0 041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Serdar O Murad and Brekaan A. Hussain, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SFR XII NASHVILLE OWNER 1, L.P., a Delaware Limited Partnership** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 354 on the Plan of Glengarry Park, Section Three, as of record in Book 2900, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Serdar O. Murad and wife, Brekaan A. Hussian, by Warranty Deed from A. D. Gillem and wife, Johnnie Burl Gillem, of record in Instrument No. 20030808-0113562, in the Register's Office of Davidson County, Tennessee, dated August 01, 2003 and recorded on August 08, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glengarry Park, Section Three, as recorded in Plat Book 2900, Page(s) 25.

This is improved property located at 728 Winthorne Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2021.

Serdar O Murad
Serdar O Murad

Brekaan A. Hussain
Brekaan A. Hussain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Serdar O Murad and Brekaan A. Hussain, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2021.

Nathan O Powers
Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 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 27, 2021 (date of document).

Affiant Signature

9/29/21
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 29 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

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