Karen Johnson Davidson County
Batch# 728288 DEEDWARR
10/01/2021 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20211001-0132089

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2021.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0821

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	Map: 13607001100
(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 THREE HUNDRED FORTY-NINE THOUSAND AND NO/100 DOLLARS ($349,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GLENDA F. GARRIOTT, TRUSTEE OF THE GARRIOTT REVOCABLE LIVING TRUST, DATED MAY 17, 2011,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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:

BEING Lot No. 29 on the Plan of Priest Lake Park, Section Two, as of record in Plat Book 4175, pages 56, 57 and 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Glenda F. Garriott, Trustee of The Garriott Revocable Living Trust, dated May 17, 2011, by Quitclaim Deed from Glenda F. Garriott, of record in Instrument No. 20110518-0038064, dated May 17, 2011, Register's Office for said County. See also prior deed of record in Instrument No. 20090217-0013152, said Register's Office.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, pages 56, 57 and 58, said Register's Office.

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

unimproved ☐
This is improved ☒ property, known as 3734 Edgewater Drive, Nashville, TN 37217
(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 24th day of September, 2021.

Glenda F. Garriott Trust

Glenda F. Garriott, Trustee of The Garriott Revocable Living Trust, dated May 17, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Glenda F. Garriott, Trustee of The Garriott Revocable Living Trust, dated May 17, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee of The Garriott Revocable Living Trust, dated May 17, 2011, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Glenda F. Garriott, as Trustee.

Witness my hand and official seal this 24th day of September, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
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 24, 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

