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# 731375 DEEDWARR
10/07/2021 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.37
20211007-0134850

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

This Instrument Prepared By/Return To:
Summit Title & Escrow, LLC
6263 Poplar Avenue
Suite 801
Memphis, TN 38119

Map & Parcel No: 052 08 0 046
Property Address: 565 Pueblo Drive, Madison, TN 37115

# 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, **MedSource Property Group, Inc., a Tennessee Corporation**, "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:

> Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Section 1, Sequoia Valley (Formerly Madison Farms) of record in Plat Book 3700, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Grantor, by Warranty Deed of record in Instrument No. 20201002-0114356, in the Register's Office of Davidson County, Tennessee, dated September 30, 2020 and recorded on October 02, 2020.

This property is unencumbered except for Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1 Sequoia Valley, as recorded in Plat Book 3700, Page(s) 81, Covenants, Conditions and Restrictions as set f orth in Restrictive Covenants recorded in Book 4047, Page 877, and taxes and assessments f or the year 2021 and subsequent years, not yet due and payable.

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 28th day of September, 2021.

MedSource Property Group, Inc., a Tennessee Corporation

BY: John Prichard, President

STATE OF Tennessee
COUNTY OF Montgomery

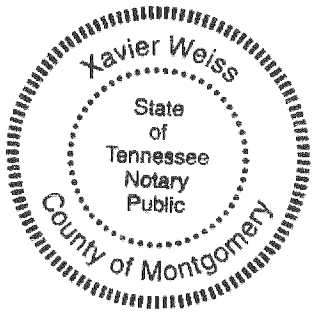
Before me, Xavier Weiss of the state and county mentioned, personally appeared John Prichard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of MedSource Property Group, Inc., the within named bargainor, a Corporation, and that such John Prichard as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Clarksville TN, this 28 day of Sept, 2021.

Notary Signature

Printed Name: Xavier Weiss

My commission expires: 2-14-23



## 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 $390,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SHELBY

Sworn to and subscribed before me this 28th day of September, 2021.

Notary Signature
My commission expires:

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

**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 28, 2021 (date of document).

Affiant Signature

10/5/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

