Karen Johnson Davidson County
Batch# 731890 DEEDWARR
10/08/2021 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,428.57
20211008-0135532

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,100.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SFR XII NASHVILLE OWNER 1, L.P.	SAME AS NEW OWNER (NAME)	034-07-0A-163.00-CO
4645 Hawthorne Lane Northwest (ADDRESS)	(ADDRESS)	
Washington D.C. 20016 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Janice Davis Schipper aka Jan Schipper, individually and as trustee of the Schipper Revocable Living Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SFR XII NASHVILLE OWNER 1, L.P., hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 17 on the Plan of Harbor Village Pahase III, as shown of record in Plat Instrument No. 20050331-0034862, as amended by Survetor's Certificate of Correction of record in Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee to which plat is reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jan Schipper, an unmarried woman, by Warranty Deed from SPH Property One, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20210322-0037138, and as Corrected as to the Grantee, Schipper Revocable Living Trust in Instrument No. 20210326-0040247, in the Register's Office of Davidson County, Tennessee, dated March 15, 2021 and recorded on March 22, 2021.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2026 Spring Branch Dr, Madison, TN 37115
(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/our hand(s) this 1st day of October, 2021.

WARRANTY DEED
(Continued)

Janice Davis Schipper aka Jan Schipper
Janice Davis Schipper aka Jan Schipper,
individually and as trustee of the Schipper Revocable Living Trust

STATE OF ILLINOIS :

COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Davis Schipper aka Jan Schipper, individually and as trustee of the Schipper Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 15th day of October, 2021.

Notary Public

"OFFICIAL SEAL"
LENORA C. DENNIS
Notary Public, State of Illinois
My Commission Expires 08-17-2022

My Commission Expires:

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

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 October 1, 2021 (date of document).

Affiant Signature

10/6/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 6th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

