Karen Johnson Davidson County
Batch# 736393 DEEDWARR
10/14/2021 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20211014-0138245

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET ROMEAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Y-C-21-820

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SFR XII Nashville Owner 1, L.P.	**New Owner**	
(NAME)	(NAME)	
4645 Hawthorne Lane NW		**126-15-0A-164.00-CO**
(ADDRESS)	(ADDRESS)	
Washington, DC 20016		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBRA GORDON AND TARA LEEK GORDON, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SFR XII NASHVILLE OWNER 1, L.P.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 140 on the Plan of Resubdivision of Lots 140-142 of Section Three and lots 121-122 of Section Two, Boone Trace at Biltmore, of record in Plat Book 11190, page 41 register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Debra Gordon, a single woman and Tara Leek, a single woman, as tenants in common with right of survivorship by Warranty deed from Jason Beau Davis and wife, Elizabeth J. Davis of record in Instrument No. 20120821-0074838 Register's Office for Davidson County, Tennessee, dated August 15, 2012 and recorded on August 21, 2012.

Debra Gordon and Tara Leek having since married. Tara Leek is now known as Tara Leek Gordon.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 758 and 759, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 657; Book 9342, page 312, as re-recorded in Book 9735, page 931; 657; Book 9342, page 312, as re-recorded in Book 9735, page 931; Book 10032, page 813; Book 10306, page 817; Book 11455, page 443; Instrument No. 20001211-0121618; Instrument No. 20011119-0126832 and Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee.
- Charter of Boone Trace Homeowner's Association of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Boone Trace Homeowner's Association of record in Instrument Number 20011119-0126831, in the Register's Office for Davidson County, Tennessee.
- Easements as contained of record in Book 8992, Page 62, and Book 9665, page 420, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Southern Telephone and Telegraph, Co. of record in Book 756, Page 142, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **820 Aimes Court, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF OCTOBER, 2021.

Debra Gordon

Tara Leek Gordon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA GORDON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TARA LEEK GORDON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Tammy Harris, 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 8, 2021 (date of document).

Tammy Harris
Affiant Signature

10-13-2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 13th day of Oct., 2021.

Janet S. Hinrichs
Notary's Signature

MY COMMISSION EXPIRES: 3/14/22

NOTARY'S SEAL

JANET S. HINRICHS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-14-22