Karen Johnson Davidson County
Batch# 736470 DEEDWARR
10/14/2021 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20211014-0138351

WARRANTY DEED

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22

STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Jaye Hutt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF October, 2021.

Karri Coffman
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: SFR XII NASHVILLE OWNER 1 L.P.	SEND TAX BILLS TO: SFR XII NASHVILLE OWNER 1 L.P.	MAP-PARCEL NUMBERS
(NAME) 4645 Hawthorne Lane Northwest	(NAME) 4645 Hawthorne Lane Northwest	03312012500
(ADDRESS) Washington, DC 20016	(ADDRESS) Washington, DC 20016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **SFR XII NASHVILLE OWNER 1 L.P.,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 228, Section 1, Gatewood Subdivision, as of record in Book 3300, Page 47- 52 (erroneously referred to ash 330, Pges 39, 40 & 51), Registers' Ofice for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn B. Edwards, by virtue of that certain Warranty Deed dated December 15, 1997, and being of record at Book 10726, Page 953 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty Deed dated September 30, **2021 of record at Instrument No.** 20211001013479 **in the Register's Office of Davidson County, TN. Carolyn B. Edwards in said Deed died on or about May 7, 2021, survived by Sherry Hardtke, Jerry Pyles, Amber Cisco and Tyler Cisco as established by Affidavits of Heirship at Instrument No.** 20211001013478 **in the said Register's Office**

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tn, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 417 Janette Ave Goodlettsville, TN 37072
(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 hand this 5th day of October, 2021.

MUSIC CITY FINANCIAL, LLC

By: Noah Viddal, Authorized Agent

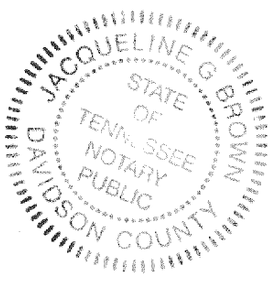
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Noah Viddal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Authorized Agent** of **MUSIC CITY FINANCIAL, LLC** the within named bargainer, and that he/she as such **Authorized Agent**, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as **Authorized Agent**_.

WITNESS my hand and official seal at office this 5th day of Oct., 2021.

Notary Public

My Commission Expires: 3-8-22



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 5, 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