This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14140-DJ

Karen Johnson Davidson County
Batch# 749151 DEEDWARR
11/04/2021 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20211104-0147486

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2021.

Notary Public
My Commission Expires: _____

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SFR XII Nashville Owner 1, LP 4645 Hawthorne Lane Northwest Washington, DC 20016	New Owner	076-09-0A-036.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Dustin S. Bishop and wife, Hilda Hadil K. Bishop**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SFR XII NASHVILLE OWNER 1, LP, A DELAWARE LIMITED PARTNERSHIP**, hereinafter called the Grantee, its successors 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. 36 on the Plan of Final Plat, Chandler Grove of record in Plat Book 7900, Page 802, 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 Dustin S. Bishop and wife, Hilda Hadil K. Bishop. by Warranty Deed from Anthony Holt and wife, Marcia Butler Holt, dated October 7, 2016 and recorded on October 11, 2016 of record in Instrument No. 20161011-0107674, Register's Office for Davidson County, Tennessee.

This is improved property located at: **821 Chandler Grove Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of September, 2021.

GRANTOR:

Dustin S. Bishop

Hilda Hadil K. Bishop

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dustin S. Bishop and Hilda Hadil K. Bishop, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of September, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

202111040147486

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 23, 2021 (date of document).

Affiant Signature

11/01/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 1st day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

