This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater is $285,000.00

Affiant

Subscribed and sworn before me this the 22nd day of September, 2021.

Notary Public
My commission expires:

CASSANDRA TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
MY COMM. EXP. 8-24-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
SFR XII NASHVILLE OWNER 1, L.P., a Delaware Limited Partnership 4645 Hawthorne Lane Northwest Washington, DC 20016	SFR XII NASHVILLE OWNER 1, L.P., a Delaware Limited Partnership 4645 Hawthorne Lane Northwest Washington, DC 20016	149-01-0B 036.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHARIE JOANNE BARDO AS SPECIFIC BENEFICIARY,AND BILLY JOE LEWIS, JR., AS EXECUTOR AND PERSONAL REPRESENTATIVE OF THE ESTATE OF THE ESTATE OF THOMAS R. MILLS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 301, as shown on the map entitled Phase III, Piccadilly Square, of record in Plat Book 6250, pages 892-894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas R. Mills, by deed dated 07/30/2012, from Secretary of Veterans Affairs, of record in Instrument No. 20130813-0084817, Register's Office for said County. The said Thomas R. Mills, a/k/a Thomas Rex Mills, having since died testate on 10/13/2020. Per in Article V in the Last Will and Testament of Thomas Rex Mills, the above described property is devised to Sharie Joanne Bardo; see Probate Case Number 20P1990, Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 617 Cavendish Court, Nashville, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 749635 DEEDWARR
11/04/2021 12:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20211104-0147692

Witness my hand this the 22nd day of September, 2021

Sharie Joanne Bardo

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sharie Joanne Bardo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of September, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this the _____ day of September, 2021.

Estate of Thomas R. Mills

Billy Joe Lewis Jr. as the Executor of the Estate of Thomas Rex Mills

Billy Joe Lewis, Jr., Executor and Personal Representative

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Billy Joe Lewis, Jr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the EXECUTOR AND PERSONAL REPRESENTATIVE of the within named bargainor, a Estate of Thomas R. Mills, and that HE, as such EXECUTOR AND PERSONAL REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Thomas R. Mills by the said Billy Joe Lewis, Jr as such EXECUTOR AND PERSONAL REPRESENTATIVE.

Witness my hand and official seal this _____ day of September, 2021.

My commission expires:

_____
Notary Public

G P.V.
09/21/2021

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of San Mateo)ss.
On 09/21/2021 before me, G Penaloza-Vega, Notary Public,
personally appeared Billy Joe Lewis Jr.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

G. PENALOZA-VEGA
COMM. # 2347441
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXP. FEB. 17, 2025

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 22, 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

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY