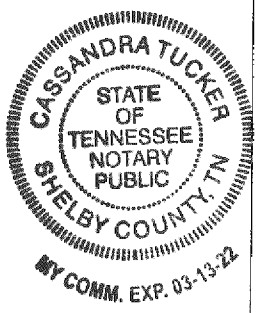
Karen Johnson Davidson County
Batch# 751577 DEEDWARR
11/09/2021 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20211109-0149370

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Shelby The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2021. Notary Public My commission expires: 3/3/22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
SFR XII Nashville Owner 1, L.P.	SFR XII Nashville Owner 1, L.P.	136-14-0-052.00
4645 Hawthorne Lane, NW	4645 Hawthorne Lane, NW	
Washington, DC 20016	Washington, DC 20016	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

FRANK JOHNSON AKA FRANCIS JOHNSON, AN UNMARRIED MAN

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

SFR XII NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Castlegate, Section 1 of record in Plat Book 4460, Page 115, 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 Frank Johnson and Celestine Johnson, husband and wife by Special Warranty deed from U.S Bank National Association as trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CW2, a Corporation Organized and existing under the laws of the United States of record in Instrument No. 20090128-0007285 Register's Office for Davidson County, Tennessee, dated December 23, 2009 and recorded on January 28, 2009; Frank Johnson is one and the same as Francis Johnson. The said Celestine Johnson having since died on August 25, 2021.

This is improved property known as **112 Lake Terrace Cir, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of October, 2021.

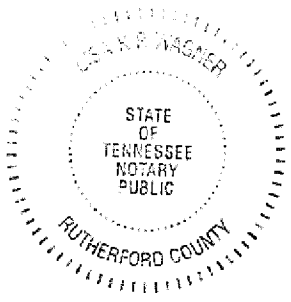
Frank Johnson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Frank Johnson and Celestine Johnson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of October, 2021.

Notary Public
My Commission Expires: Sept. 21, 2024



SolomonParks File No. 21-000313-529

SP 11/2015

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 October 7, 2021 (date of document).

Affiant Signature

11/3/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 3rd day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

