Karen Johnson Davidson County
Batch# 752188 DEEDWARR
11/09/2021 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20211109-0149758

WARRANTY DEED

CASSANDRA TUCKER
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 $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SFR XII Nashville Owner 1, L.P. 4645 Hawthorne Lane Northwest Washington D.C 20016	SFR XII Nashville Owner 1, L.P. 4645 Hawthorne Lane Northwest Washington D.C 20016	13413008000

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, I/we, **Thomas Rock Ramsey, Timothy Thomas Ramsey, and Brittney Autumn Ramsey, collectively the heirs of Houston Thomas Ramsey, deceased, and Thomas Rock Ramsey and Timothy Thomas Ramsey, as the co-Personal Representatives of the Estate of Houston Thomas Ramsey,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **SFR XII Nashville Owner 1, L.P.**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 167 on the Plan of Kenilworth Estates, Section-Four, as of record in Book 3300, Pages 34, 35, and 36, Register's Office for said County.

Said Lot No. 167 fronts 70 feet on the Southerly side of Eisenhower Drive and extends back 206.3 feet on the Westerly line and 200 feet on the Easterly line to a dead line, measuring 70 feet thereon.

Being the same property conveyed to Houston T. Ramsey and wife, Ellen C. Ramsey, by Warranty Deed from Joe Zeitlin, Trustee, of record in Book 3377, Pge 629, in the Register's Office of Davidson County, Tennessee, dated May 18, 1962 and recorded on May 25, 1962. The said Ellen C. Ramsey having died on July 12, 2019 leaving Houston Thomas Ramsey as the surviving tenant by the entirety. The said Houston T. Ramsey died on October 5, 2020, leaving Thomas Rock Ramsey, Timothy Thomas Ramsey, and Brittany Autumn Ramsey as his heirs pursuant to last Will and Testament of Houston Thomas Ramsey, of record in Case #21P800, in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee, Metropolitan Nashville-Davidson County.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☐ property know as: 253 Eisenhower Drive, Nashville, TN 37211

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/our hand(s) this the 1st day of October, 2021.

Thomas Rock Ramsey, individually and
as Personal Representative of the Estate of
Houston Thomas Ramsey

Timothy Thomas Ramsey, individually and
as Personal Representative of the Estate of
Houston Thomas Ramsey

Brittney Autumn Ramsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

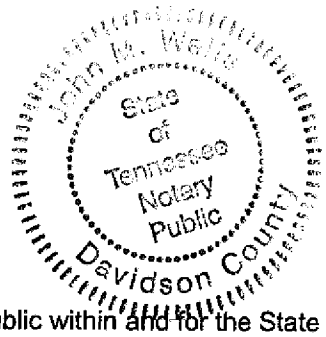
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas Rock Ramsey, individually and as Personal Representative of the Estate of Houston Thomas Ramsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 12th of October, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

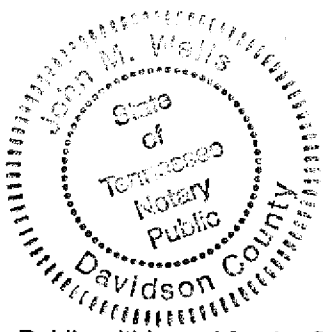
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Timothy Thomas Ramsey, individually and as Personal Representative of the Estate of Houston Thomas Ramsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 12th of October, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

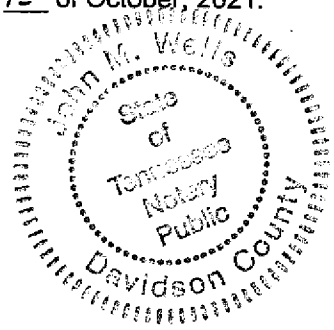
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brittney Autumn Ramsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 12th of October, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)



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 1, 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

