Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., #801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 754101 DEEDWARR
11/12/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20211112-0151104

WARRANTY DEED

Effective as of **October 8, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Donald Graham, Single,** hereinafter referred to as **Grantor**, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SFR XII NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP,** hereinafter called the **Grantee**, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Being Lot No. 142 on the plan of Grizzard Manor, Section 6 as shown by plat of record in Book 5200 at Page 79 and amended in Book 5460 at Page 89, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

This real property being all, or part of the property conveyed to Grantor by Warranty Deed of record at **Instrument Number 20080722-0075088** in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 5200, Page 79, and amended in Book 5460, Page 89; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5327, Page 668; Easement recorded in Book 8283, Page 194; Easement for the flow of the waters of the Unknown river (or creek), and the rights of the public therein; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 Davidson County,** Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's 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.

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the 15th day of October, 2021

GRANTORS:

Donald Graham

Donald Graham

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Donald Graham and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 15th day of October 2021.

Notary Public

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

My Commission Expires:

4/17/2023

New Owner Name and Address to: SFR XII NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 **Property Address:** 8240 Old Springfield Pike, Goodlettsville, TN 37072 **Mail tax bills to:** SFR XII NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 **Parcel I.D. Numbers: 012020013.00**	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$322,000.00.** **AFFIANT** Subscribed and sworn to before me this 18th day of October, 2021. **NOTARY PUBLIC** **Commission expires:** 3/12/22

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

Tennessee Certification of Electronic Document

I, R. Alan Alstrook, 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 18,2021(date of document).

Affiant Signature

11-8-2021
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 8th day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

