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

Karen Johnson Davidson County
Batch# 754113 DEEDWARR
11/12/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20211112-0151117

WARRANTY DEED

Effective as of **28th day of October, 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, **LaKeisha Kirby Dixon, Married,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SFR XII Nashville Owner 2, 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:

Land in Davidson County, Tennessee, being Lot No. 87 on the plan of Heron Walk Subdivision, Phase Two, Section Five, as shown by plat of record in Plat Book 9700, Page 923, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This real property being all or part of the property conveyed by deed of record in Instrument No. **20100302-0015894** in the Register's Office of **Davidson County**, Tennessee. Grantor's husband, Karlton Dixon, joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that he has in the property by virtue of his marriage to Grantor, but does not join in the warranties contained herein.

This property is unencumbered except for for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 9700, Page(s) 923; Declaration of Covenants, Conditions and Restrictions recorded in Book 10095, Page 464 and recorded in Instrument No. 20150423-0036546, amended in Instrument No. 20150423-0036552; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2021 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 28th day of October, 2021

GRANTORS:

LaKeisha Kirby Dixon

Karlton Dixon

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared LaKeisha Kirby Dixon and Karlton Dixon, 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 28 day of October 2021.

CHRISTOPHER PAUL MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Nov. 16, 2022

Notary Public

My Commission Expires:

11/16/2022

New Owner Name and Address to: SFR XII Nashville Owner 2, L.P., a Delaware Limited Partnership 4645 Hawthorne Lane, NW Washington, DC 20016 Property Address: 1145 Shawnee Trace Nashville, TN 37115 Mail tax bills to: SFR XII Nashville Owner 2, L.P., a Delaware Limited Partnership 4645 Hawthorne Lane, NW Washington, DC 20016 Parcel I.D. Numbers: 052 08 0A 295.00	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 $305,000.00. AFFIANT Subscribed and sworn to before me this 28 day of October, 2021 NOTARY PUBLIC Commission expires: May 8, 2023

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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 28,2021(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

