Karen Johnson Davidson County
Batch# 754225 DEEDWARR
11/15/2021 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20211115-0151252

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

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

Notary Public

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

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

DM-TH-21-5512

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SFR XII Nashville Owner 2, L.P., a Delaware Limited Partnership	**SFR XII Nashville Owner 2, L.P., a Delaware Limited Partnership**	
(NAME) **9200 E. Hampton Drive**	(NAME) **9200 E. Hampton Drive**	**172 12 0A 089.00**
(ADDRESS) **Capitol Heights, MD 20743**	(ADDRESS) **Capitol Heights, MD 20743**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALVIN ROSE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SFR XII Nashville Owner 2, L.P., a Delaware Limited Partnership,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 132 on The Plan of Section Five, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Pages 287 and 288, Register's Office for said County, to which Plan reference is hereby made for a more Complete Description.

Being the same property conveyed to Alvin Rose and wife, Cherrie Calhoun Rose to create tenants by the entirety, by Quitclaim Deed from Alvin L. Rose, of record in Instrument No. 20001011-0101024, in the Register's Office of Davidson County, Tennessee, dated October 02, 2000 and recorded on October 11, 2000. Said Cherrie Calhoun Rose having since died, leaving Alvin Rose as surviving tenant by the entirety.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bradford Hills, as recorded in Plat Book 7900, Page(s) 6.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five Bradford Hills, as recorded in Plat Book 7900, Page(s) 287 and 288.

- Declaration of Covenants, Conditions and Restrictions recorded in Book 8069, Page 170; Book 8372, Page 901.

- Easement recorded in Book 8154, Page 304; Book 8377, Page 769; Book 8377, Page 808.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5512 Seesaw Road, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 4 DAY OF NOVEMBER, 2021.

Alvin Rose

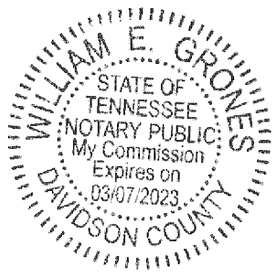
Alvin Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALVIN ROSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 of November, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Summit Title & Escrow, LLC
6263 Poplar Ave., Suite 801
Memphis, TN 38119

Tennessee Certification of Electronic Document

I, R. Aka Alsobrook, 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 November 4, 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

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY