Karen Johnson Davidson County
Batch# 755548 DEEDWARR
11/16/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.37
20211116-0152388

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

WARRANTY DEED

Effective as of 27th **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, **Abdulqader Omar, a married man,** 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. 127 on the Plan of Valley View Meadows, Section Three, of record in Book 3700, Page 93, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.**

This real property being all or part of the property conveyed by deed of record as **Instrument No. 20210824-0114379** in the Register's Office of Davidson County, Tennessee. Grantor's wife, **Mahal Rahmah**, joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that she has in the property by virtue of her marriage to Grantor, but does not join in the warranties contained herein.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of Section Three, Valley View Meadows, as recorded in **Plat Book 3700, Page(s) 93** and **Deed Book 4065, Page 227**, as amended recorded in **Deed Book 4082, Page 106,** 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 Grantors' hand in Davidson County, State of Tennessee on this the _____ day of October, 2021

GRANTORS:

Abdulqader Omar

Mahal Rahmah

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Abdulqader Omar and Mahal Rahmah,** with whom I am personally acquainted (or proved to me based on 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 27th day of October 2021.

Notary Public

My Commission Expires: 01/08/2024

New Owner Name and Address to: SFR XII NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane Northwest Washington, DC 20016 **Property Address:** 258 Cathy Jo Drive Nashville, TN 78746 **Mail tax bills to:** SFR XII NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane Northwest Washington, DC 20016 **Parcel I.D. Numbers:** 133 12 0 129.00	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 **$430,100.00** **AFFIANT** Subscribed and sworn to before me this 27th day of October, 2021 **NOTARY PUBLIC** Commission expires: May 8, 2023

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

20211116015238

Tennessee Certification of Electronic Document

I, LAla Alrobiodl, 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 27, 2021 (date of document).

Affiant Signature

11-10-2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 10th day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

