This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14274-TC

Karen Johnson Davidson County
Batch# 756206 DEEDWARR
11/16/2021 01:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20211116-0152529

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2021.

Notary Public
My Commission Expires: 3/13/22

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SFR XII Nashville Owner 1, L.P. 4645 Hawthorne Lane Northwest Washington, DC 20016	SFR XII Nashville Owner 1, L.P. 4645 Hawthorne Lane Northwest Washington, DC 20016	052-05-0-253

WARRANTY DEED

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, **Katherine Anne Bryant and Collin Christopher Dupuis, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SFR XII Nashville Owner 1, L.P.**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of 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:

Land in Davidson County, Tennessee, being Lot No. 3 and the Westerly part of Lot No. 2 as shown on the survey of part of Lot 10 of the Subdivision of Lots Nos. 35, 36, and 37 of the subdivision of part of H. B. Chadwell Tract, of record in Book 547, Page 60, and according to a survey by G. Barry Greer & Associates, land surveyor, dated June 5, 1972, revised April 18, 1975, and described according to such survey as follows: BEGINNING at an iron pin, the Southeast corner of the property conveyed to Nashville Boys Club, Inc., by deed of record in Book 4335, Page 159, Register's Office for Davidson County, Tennessee, such beginning point being 201.94 feet, more or less, N 67° 51' 25" W, from an iron pin set on the West line of the Lot No. 31; thence N 67° 51' 25" W a distance of 142.5 feet along a fence; thence along a hedge and wire fence N 20° 38' 25" E, a distance of 82.92 feet to an iron pin; thence S 66° 24' 22" E, 118.20 feet to an iron pin; thence N 28° 41' 51" E, 25.0 feet to an iron pin; thence S 68° 00' 33" E, 38.0 feet, more or less, to a point in the centerline of an asphalt driveway; thence with such centerline S 26° 30' 00" W, 31.5 feet to the beginning of a curve to the right; thence with said curve Southwesterly 31.0 feet, more or less, to a point; thence leaving said driveway centerline, S 21° 52" W, 45.5 feet to the beginning.

Being the same property conveyed to Katherine Anne Bryant and Collin Christopher Dupuis, wife and husband, by Warranty Deed from Wallace Parks, of record in Instrument No. 20180321-0026663, in the Register's Office of Davidson County, Tennessee, dated March 16, 2018 and recorded on March 21, 2018.

This Instrument executed on behalf of Collin Christopher Dupuis and Katherine Anne Bryant ("Principal") by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument No. 20211108-0149125 and Instrument No. 20211108-0149124, Register's Office for Davidson

County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **890 Idlewild Drive, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2021.

GRANTOR:

Collin Christoph Dupuis, by CM Corr, his Attorney in Fact

Collin Christopher Dupuis, by Christopher M. Corriveau, his Attorney-In-Fact

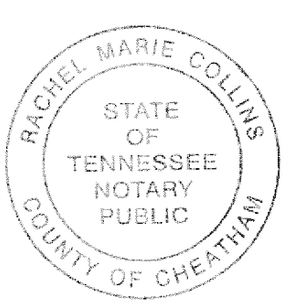
Katherine Anne Bryant, by CM Corr, her Attorney in Fact

Katherine Anne Bryant, by Christopher M. Corriveau, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Collin Christopher Dupuis and Katherine Anne Bryant ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 1st day of October, 2021.



Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024

EXHIBIT "A"
TO WARRANTY DEED
From: Collin Christopher Dupuis and Katherine Anne Bryant
To: SFR XII Nashville Owner 1, L.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

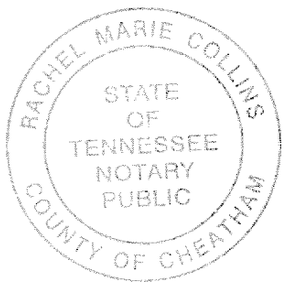
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 1st day of October, 2021.

Notary Public
My Commission Expires: 3-6-2024



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 1, 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

