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

Karen Johnson Davidson County
Batch# 756282 DEEDWARR
11/16/2021 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.87
20211116-0152621

# WARRANTY DEED

Effective as of 14th **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, **Simple Home Exitz, LLC,** 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:

Land in Davidson County, Tennessee, Being Lot No. 18 on the Plan of Rosewood Subdivision, of record in Plat Book 6900, Page 902, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description.

This real property being all or part of the property conveyed to Grantor by deed of record at Instrument No. 20211109-0149572 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 6900, Page(s) 902; Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 7860, Page 562 as re-recorded in Book 7891, Page 382; Easement recorded in Book 6316, Page 70; 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 14th day of October, 2021

GRANTOR:

Simple Home Exitz, LLC

BY: Seth McNamee, Authorized Signatory

**STATE OF Tennessee**
**COUNTY OF Shelby**

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Seth McNamee, authorized signatory on behalf of Simple Home Exitz, LLC, 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 14th day of October 2021.

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

Notary Public

My Commission Expires:
6/2/25

| | |
|---|---|
| New Owner Name and Address to:<br>SFR XII NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP<br>4645 Hawthorne Lane, NW<br>Washington, DC 20016<br><br>Property Address:<br>608 Kinsey Boulevard<br>Nashville, TN 37115<br><br>Mail tax bills to:<br>SFR XII NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP<br>4645 Hawthorne Lane, NW<br>Washington, DC 20016<br><br>Parcel I.D. Numbers: 052 03 0 169.00 | 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 $305,100.00.<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 14 day of October, 2021<br><br>NOTARY PUBLIC<br><br>Commission expires: 6/2/25 |

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

**Tennessee Certification of Electronic Document**

I, E. Alan Alcock, 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 14, 2021 (date of document).

Affiant Signature

11-11-2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 11th 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