Karen Johnson Davidson County
Batch# 759188 DEEDWARR
11/22/2021 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.77
20211122-0154900

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 18th **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, **Trubuyers, 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:

Parcel No. 1:
Land in Davidson County, Tennessee, being Lot No. 592, on the Plan of Hermitage Hills, Section 6, of record in Book 3300, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Parcel No. 2:
Land in Davidson County, Tennessee, beginning at a point, said point being the Southeast Corner of Lot No. 592, Section 6, Hermitage Hills Subdivision, Book 3300, Page 10, RODC.; thence along the East property line of the above mentioned Lot No. 592, North 4 deg. 12' East, 73. 6 feet to a point; thence leaving said East property line of said Lot No. 592, South 89 deg. 47' East 16.04 feet to a point; thence South 4 deg. 12' West, 72.86 feet to a point; thence South 87 deg. 37' West 16.11 feet to the point of beginning and containing 0.027 acres, more or less.

Being the same property conveyed to **Trubuyers, LLC** by **Warranty Deed in Instrument No.** 20211108-0148637 in the Official Records of the Davidson County Recording Office.

This property is unencumbered except for Restrictions, dedications, conditions, reservations, easements and other matters shown on the **Plat of Section Six, Hermitage Hills,** as recorded in **Plat Book 3300, Page(s) 10**; and **Easement for Public Utility, recorded in Book 3430, Page 309**; 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~~ Maricopa SDR County, State of ~~Tennessee~~ Arizona SDR on this the 18th day of October, 2021

GRANTOR:

Trubuyers, LLC

~~Authur Sanchez~~
Arthur Sanchez

SANDRA D RODRIGUEZ
Notary Public - Arizona
Maricopa County
Commission # 597194
My Comm. Expires Mar 23, 2025

STATE OF Arizona
COUNTY OF Maricopa

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Arthur Sanchez**, with whom I am personally acquainted (or who as proved to me based on satisfactory evidence) and who, upon oath, acknowledged such person to be the authorized signer to execute the instrument for **Trubuyers, LLC**, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Arthur Sanchez**, for the company as Authorized Signatory.

WITNESS my hand and seal, at office in State and County named herein on this 18th day of October 2021.

Sandra D Rodriguez
Notary Public

My Commission Expires: March 23, 2025

New Owner Name and Address to: SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership 4645 Hawthorne Lane Northwest Washington, DC 20016 **Property Address:** 211 Bonnafield Drive Hermitage, Davidson County, TN 37076 **Mail tax bills to:** SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership 4645 Hawthorne Lane Northwest Washington, DC 20016 **Parcel I.D. Numbers:** 075 09 0 039.00	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 **$322,100.00** Clan Reddick **AFFIANT** Subscribed and sworn to before me this 18th day of **October, 2021** **NOTARY PUBLIC** **Commission expires:**

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

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 18, 2021 (date of document).

Affiant Signature

11/15/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 15 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

