Name and Address of New Owner:
SFR XII Nashville Owner 1, L.P.
4645 Hawthorne Lane Northwest
Washington, DC 20016

Send Tax Bills To:
SFR XII Nashville Owner 1, L.P.
4645 Hawthorne Lane Northwest
Washington, DC 20016

This Instrument Prepared By:

Summit Title & Escrow, LLC
6263 Poplar Avenue
Suite 801
Memphis, TN 38119

Map & Parcel No: 033 12 0 138.00

Karen Johnson Davidson County
Batch# 764320 DEEDWARR
12/01/2021 11:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20211201-0158663

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Music City Financial, L.L.C**, a Texas Limited Liability Company, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 72, as shown on the map entitled Gateway Subdivision, Section 1, of record in Plat Book 3300, Pages 39 and 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Grantor by Warranty Deed of record in Instrument No. 20211105-0147905, Register's Office for Davidson County, Tennessee.

This property is unencumbered except for Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Gateway Section 1, as recorded in Plat Book 3300, Page(s) 39 and 40; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3344, Page 582; Easement for the flow of the waters of the Dry Creek, and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the

waters of the Dry Creek, free from diminution or pollution; Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Dry Creek; all of record in the Register's Office of Davidson County, Tennessee; and 2021 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of September, 2021.

Music City Financial, L.LC

BY: Noah Viddal, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Ella K. Butler of the state and county mentioned, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of Music City Financial, L.L.C., the within named bargainor, a a Texas Limited Liability Company, and that such Noah Viddal as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Music City Financial, L.L.C, as Authorized Signatory.

Witness my hand and seal, at office in Nashville TN, this 28 day of September, 2021.

Ella K. Butler
Notary Signature

Printed Name: Ella K. Butler

My commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Music City Financial, L.L.C
N. Viddal
BY: Noah Viddal, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 28 day of September, 2021.

Ella K. Butler
Notary Signature
My commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steve Frisch, 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 September 28, 2021 (date of document).

Affiant Signature

11/24/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24th day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

