WARRANTY DEED

Karen Johnson Davidson County
Batch# 772504 DEEDWARR
12/13/2021 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211213-0164558

TAYLOR HUTSON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 10-05-25

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Stephanie Tremmel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF October, 2021.

Taylor Hutson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: SFR XII NASHVILLE OWNER 2, L.P.	SEND TAX BILLS TO: SFR XII NASHVILLE OWNER 2, L.P.	MAP-PARCEL NUMBERS
(NAME) 4645 Hawthorne Lane Northwest	(NAME) 4645 Hawthorne Lane Northwest	043 06 0 099.00
(ADDRESS) Washington D.C 20016	(ADDRESS) Washington D.C 20016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Marvin Ray Perry Jr. and Ciera Nichole Perry, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFR XII NASHVILLE OWNER 2, L.P.**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 22 of tract 14 or an unrecorded plan of a recorded Plan in Book 1130, Page 37, Register's Office for said County, Known as Survey of Anderson Tract, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Said Lot begins at a point on the Easterly margin of Nix Drive at the corner of Lots Nos. 23 and 22, being 94.9 Feet, more or less North of the Northerly margin of Roosevelt Avenue; thence with the line between lots 23 and 22 Eastwardly 175 Feet to a dead line; thence with said dead line Northwardly 115 Feet to the common corner of lots nos. 22 and 21; thence with line between lots 22 and 21 Westwardly 175 Feet to the Easterly margin of Nix Drive; thence Southwardly with said Drive 115 feet to the beginning.

Being the same property conveyed to Marvin Ray. Perry, Jr. and Ciera Nichole Perry, husband and wife, by Warranty Deed from Magnify Capital Real Estate Fund, LP, a Delaware Limited Partnership, of record in Instrument No. 20190502-0041128, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 02, 2019. Also see Affidavit of Scrivener's Error of record in Instrument No. 20190510-0044022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register of Deed's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 302 Nix Dr, Madison, TN 37115 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 22nd day of October, 2021.

Marvin Ray Perry Jr.

Ciera Nichole Perry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Marvin Ray Perry Jr. and Ciera Nichole Perry**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of October, 2021.

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, John Zelinka, 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 22, 2021 (date of document).

Affiant Signature

12/9/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 9th day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

