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

Karen Johnson Davidson County
Batch# 773211 DEEDWARR
12/13/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.37
20211213-0164883

WARRANTY DEED

Effective as of 3rd day **of November, 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, **Glenn D. Leonard, a single man,** hereinafter referred to as **Grantor,** has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SFR XII NASHVILLE OWNER 2, 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. 127 on the Plan of Section Three, Priest Lake Park, of record in Book 4460, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This real property being all, or part of the property conveyed by deed of record in **Deed Book 8911 Page 626** in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements, right of ways and other matters recorded in **Plat Book 4460, Page 5, Book 4482, Page 615,** all filed 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 Granter 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 3 day of November, 2021

GRANTOR:

Glenn D. Leonard

STATE OF Tn.
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Glenn D. Leonard,** with whom I am personally acquainted (or proved to me based on 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 3 day of November 2021.

Notary Public

My Commission Expires: 8-10-2025

ALAIN MAJEAU
Notary Public
State of Florida
Comm# HH163655
Expires 8/10/2025

New Owner Name and Address to: SFR XII Nashville Owner 2, L.P., a Delaware Limited Partnership 9200 East Hampton Drive Capitol Heights, MD 20743 **Property Address:** 116 Del Crest Drive Nashville, TN 37217 **Mail tax bills to:** SFR XII Nashville Owner 2, L.P., a Delaware Limited Partnership 9200 East Hampton Drive Capitol Heights, MD 20743 **Parcel I.D. Numbers:** 136 07 0 077.00	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 $300,100.00 **AFFIANT** Subscribed and sworn to before me this 3 day of November, 2021 **NOTARY PUBLIC** Commission expires: 8-10-2025 ALAIN MAJEAU Notary Public State of Florida Comm# HH163655 Expires 8/10/2025

Tennessee Certification of Electronic Document

I, John Zelinke, 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 November 3, 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

