Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1635

Karen Johnson Davidson County
Batch# 774212 DEEDWARR
12/15/2021 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,354.20
20211215-0165745

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger W. Wiemers and wife, Paula K. Wiemers**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **SFR XII Nashville Owner 1, LP, a Delaware limited partnership,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 54, on the Plan of Southwood Subdivision, of record in Plat Book 2663, pages 125-126, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Roger W. Wiemers and wife, Paula K. Wiemers, by deed from James. M. Thweatt and wife, Sue J. Thweatt, dated, June 20, 1995, of record in Book 9708. Pages 738-739, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5312 Wessex Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
SFR XII Nashville Owner 1, LP 4645 Hawthorne Lane Northwest Washington, DC 20016	Same as new owner	**162-05-0-035.00**

WITNESS THE EXECUTION HEREOF this 27th day of October, 2021.

Roger W. Wiemers

Paula K. Wiemers

State of Tennessee)
County of Davidson)

On this 27th day of October, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Roger W. Wiemers and Paula K. Wiemers, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/13/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 366,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of October, 2021.

Notary Public

My Commission Expires: 3/13/22

202112150165745

Tennessee Certification of Electronic Document

I, Stevie 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 October 27, 2021 (date of document).

Affiant Signature

12/8/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 8th day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

