Karen Johnson Davidson County
Batch# 774214 DEEDWARR
12/15/2021 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211215-0165747

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

# WARRANTY DEED

Effective as of 5th 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, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** 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. 1131 on the Plan of Section Nine, Hermitage Hills of record in Plat Book 3600, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot No. 1131 fronts 80 feet along the Southerly margin of Bonnafield Drive and extends back between lines measuring 151.13 feet on the Westerly line and 161.32 feet on the Easterly line, to a line in the rear which measures 80.97 feet.**

This real property being all, or part of the property conveyed by deed of record as **Instrument No.** 20211210-0164355 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **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.

**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** County, State of Tennessee on this the 5th day of November, 2021

**GRANTORS:**
**Music City Financial LLC**

**By: Noah Viddal, Authorized Signatory**

NASHON FINDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF** Tennessee
**COUNTY OF** Williamson

BEFORE ME, the undersigned Notary Public in and for 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 the authorized signor to execute the instrument for **Music City Financial LLC, a Texas Limited Liability Company**, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Noah Viddal**, for the company as Authorized Signor.

WITNESS my hand and seal, at office in State and County named herein on this 3rd day of November 2021.

Notary Public

My Commission Expires:

01/02/2024

| | |
|---|---|
| **New Owner Name and Address to:**<br>SFR XII NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP<br>9200 E. Hampton Drive<br>Capitol Heights, MD 20743<br><br>**Property Address:**<br>232 Bonnafield Drive<br>Hermitage, TN 37076<br><br>**Mail tax bills to:**<br>SFR XII NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP<br>9200 E. Hampton Drive<br>Capitol Heights, MD 20743<br><br>**Parcel I.D. Numbers:** 075 09 0 192.00 | 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 **$340,000.00**<br><br>Stephanie Trennel<br>**AFFIANT**<br><br>Subscribed and sworn to before me this 5th day of November, 2021<br><br>**NOTARY PUBLIC**<br><br>Commission expires: 3/13/22 |

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

**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 November 5, 2021 (date of document).

Affiant Signature

12/13/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 13th day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

