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

Karen Johnson Davidson County
Batch# 775893 DEEDWARR
12/17/2021 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211217-0167155

WARRANTY DEED

Effective as of **7th day of October, 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 1, L.P.,** 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:

Being all of Lot No. 732 on the plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page 62-63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This real property being all or part of the property conveyed by deed of record in Instrument No. 20211014-0138317 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 3300, Page(s) 62-63; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3399, Page 446, as amended in Book 3404, Page 165; all 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 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 12 day of October, 2021

GRANTORS:

Music City Financial LLC, a Texas Limited Liability Company

N. Viddal

By: Noah Viddal, Authorized Signer

STATE OF Texas

COUNTY OF Guadalupe

Before me, Joyce Schuerg 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 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 State and County named herein on this 7 day of October 2021

JOYCE SCHUERG
My Notary ID # 4646404
Expires July 6, 2025

Joyce Schuerg
Notary Public

My Commission Expires: _____

New Owner Name and Address to: SFR XII NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 Property Address: 318 Bonnahurst Drive Nashville, TN 37076 Mail tax bills to: SFR XII NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 Parcel I.D. Numbers: 075 05 0 027.00	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 $325,000.00. AFFIANT Subscribed and sworn to before me this 7th day of October, 2021 NOTARY PUBLIC Commission expires JOYCE SCHUERG My Notary ID # 4646404 Expires July 6, 2025

Tennessee Certification of Electronic Document

I, R. Alan Alcorn, 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 7, 2021 (date of document).

Affiant Signature

12/14/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

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