Name and Address of New Owner:
SFR XII Nashville Owner 2, L.P.
591 W. Putnam Ave.
Greenwich, CT 06830-6005

Karen Johnson Davidson County
Batch# 776977 DEEDWARR
12/20/2021 03:14:30 PM 5 pgs
Fees: $28.00 Taxes: $1,147.00
20211220-0167994

Send Tax Bills To:
SFR XII Nashville Owner 2, L.P.
591 W. Putnam Ave.
Greenwich, CT 06830-6005

This Instrument Prepared By:

Blueprint Title TN
150 4th Avenue North
20th Floor
Nashville, TN 37219

Map & Parcel No: 086-03-0-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **GL Rowan Waynick**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SFR XII Nashville Owner 2, L.P, a Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, Being Lot NO. 2 on the plan of Jackson's Retreat, Phase 1, Section 2, as of record in Book 5200, Page 334, said Register's Office. Said Lot No. 2 fronts 70.00 feet on the Westerly side of Carriage Way Court and runs back 130.06 feet on the Southerly Line and 128.25 feet on the Northerly Line to a Line in the rear which measures 70.02 feet thereon.
>
> Being the same property conveyed to GL Rowan Waynick by Deed dated October 30, 2015 from David Joseph Waynick and wife, Rebecca Marie Waynick, recorded November 12, 2015, in Document No. 201511120115189 in the Official Records of Davidson County, Tennessee.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of December, 2021.

GL Rowan Waynick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2021, before me personally appeared GL Rowan Waynick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of December, 2021.

Notary Signature
My commission expires:



EXHIBIT " A"
Property Description

Property Address: 1004 Carriage Way Court, Nashville, TN 37076

Land in Davidson County, Tennessee, Being Lot NO. 2 on the plan of Jackson's Retreat, Phase 1, Section 2, as of record in Book 5200, Page 334, said Register's Office. Said Lot No. 2 fronts 70.00 feet on the Westerly side of Carriage Way Court and runs back 130.06 feet on the Southerly Line and 128.25 feet on the Northerly Line to a Line in the rear which measures 70.02 feet thereon.

Being the same property conveyed to GL Rowan Waynick by Deed dated October 30, 2015 from David Joseph Waynick and wife, Rebecca Marie Waynick, recorded November 12, 2015, in Document No. 201511120115189 in the Official Records of Davidson County, Tennessee.

Parcel ID: 086-03-0-002

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of December, 2021.

Notary Signature
My commission expires: September 8th, 2025

JOSHUA SCALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 1004 Carriage Way Court, Nashville, TN 37076

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 December 10, 2021.

Steve Berneman

Date: 10th day of December, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 10th day of December, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2021-8429-TN