Prepared by and return to:
Katelynn King
Summit Title & Escrow, LLC
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Memphis, Tennessee 38119
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Karen Johnson Davidson County
Batch# 779580 DEEDWARR
12/23/2021 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $965.70
20211223-0170076

WARRANTY DEED

Effective as of **19th 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, **Lisa Brooks Brown, single,** 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:

Lot 296, SECTION TWO, BORDEAUX HILLS, as shown on plat of record in Book 3600, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 296 fronts 60.0 feet on the northeasterly margin of Holland Lane and extends back 117.15 feet on the northwesterly line and 113.35 feet on the southeasterly line to a dead line in the rear, on which it measures 60.06 feet.

Being the same property conveyed to Lisa Brooks Brown from Michael A. Dennie, Substitute Trustee, by deed dated 07/24/2014 and recorded on 08/28/2014 as Instrument Number 20140828-0078583 in the Official Records of the Davidson County Register of Deeds.

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 **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 19th day of November, 2021

GRANTORS:

Lisa Brooks Brown

NASHON FONDREN
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 Lisa Brooks Brown, with whom I am personally acquainted (or proved to me on the basis of 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 19th day of November 2021.

Notary Public

My Commission Expires:

01/03/2024

New Owner Name and Address to: SFR XII NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 E Hampton Drive Capitol Heights, MD 20743 Property Address: 3216 Holland Lane Nashville, TN 37218 Mail tax bills to: SFR XII NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 E Hampton Drive Capitol Heights, MD 20743 Parcel I.D. Numbers: 080-08-0-123.00	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 261,000.00 AFFIANT Subscribed and sworn to before me this 19th day of November, 2021 NOTARY PUBLIC 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 19, 2021 (date of document).

Affiant Signature

12/21/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21st day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

