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

Karen Johnson Davidson County
Batch# 784537 DEEDWARR
01/04/2022 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220104-0001515

WARRANTY DEED

Effective as of 8th **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,** 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. 69 on the plan of kemper heights, section 2, of record in book 2331, page 104, register's office for davidson county, tennessee, and more particularly described as follows:

Beginning at a point on the easterly margin of kemper drive south, a common corner of lot nos. 69 and 70; thence along the line between said lots in an easterly direction 138 feet to a point, the common corner of lots 68, 69 and 70; thence along the line between lots 68 and 69 in a southerly direction 172.3 feet to a point in the northerly margin of tuckahoe drive; thence in a westerly direction along said margin 148.1 feet to a point; thence in a northwesterly direction around a curve 40.59 feet to a point in the easterly margin of kemper drive south; thence along said margin 185.4 feet to the point of beginning

This real property being all, or part of the property conveyed by deed of record in **Instrument No.** 20211217-0167139 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 3rd day of November, 2021

GRANTOR:

Music City Financial, LLC

BY: Noah Viddal, Authorized Signer

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 **Noah Viddal**, authorized signer for **Music City Financial, LLC**, with whom I am personally acquainted (or proved to me based on 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 3rd day of November 2021.

Notary Public

My Commission Expires: 01/08/2024

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:** 914 Tuckahoe Drive Madison, TN 37115 **Mail tax bills to:** SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership 9200 E. Hampton Drive Capitol Heights, MD 20743 **Parcel I.D. Numbers:** 042090076	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 **AFFIANT** Subscribed and sworn to before me this 8th 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 8,, 2021 (date of document).

Affiant Signature

12/22/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 22nd day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

