


# WARRANTY DEED

Karen Johnson Davidson County
Batch# 786101 DEEDWARR
01/10/2022 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220110-0002963

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Jaclyn Monroe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES. 3-21-23
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Laura Shoun, Millennial Title, LLC, 5120 Virginia Way,, Suite B-13, Brentwood, TN 37027

File No.: TN-2021-12187NSH

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| SFR XII Nashville Owner 2, L. P., A Delaware Limited Partnership | | 148-09-0-195.00 |
| (NAME) | (NAME) | |
| 9200 East Hampton Drive | 9200 East Hampton Drive | |
| (ADDRESS) | (ADDRESS) | |
| Capitol Heights MD 20743 | Capitol Heights MD 20743 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy Thousand And No/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JACLYN MONROE, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFR XII NASHVILLE OWNER 2, L. P., A DELAWARE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28, Haywood Acres, Section One, as shown on plat

of record in Plat Book 2900. Page 17, in the Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jaclyn Monroe, a single woman by Deed dated March 22, 2019 and recorded on March 25, 2019 in Instrument Number 2019032500206919 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 349 Margo Lane, Nashville, TN 37211
(House No.) (Street) (P O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands this 21 day of Dec, 2021.

Jaclyn Monroe
Jaclyn Monroe

STATE OF ~~TENNESSEE~~ Arizona
COUNTY ~~OF~~ Maricopa

On this 21 day of Dec, 2021, before me personally appeared Jaclyn Monroe, a single woman to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson County, Tennessee~~ Maricopa County, AZ this 21 day of Dec, 2021.

Commission Expires: 3.21.23

JOY E. BENSON
Notary Public, State of Arizona
Maricopa County
Commission # 562573
My Commission Expires
March 21, 2023

Notary Public

**Tennessee Certification of Electronic Document**

I, R. Akin Alcbrook, 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 December 21, 2021 (date of document).

Affiant Signature

1/3/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 3 day of January, 2022.

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