Karen Johnson Davidson County
Batch# 789770 DEEDWARR
01/13/2022 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220113-0004989

Prepared by and return to:
Summit Title & Escrow, LLC
7110 Crossroads Blvd., Suite 300
Brentwood, TN 37027
615-252-5965

WARRANTY DEED

Effective as of 16th day of December, 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, **Bobby Adkins**, hereinafter referred to as **Grantors**, have bargained, sold, conveyed and by these presents do 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:

Being Unit No. 76 of the Condominium Site Plan, Phase II-B, River Glen, Planned Unit Development, plan of record in Plat Book 6900, Page 819, amending Plat Book 6900, Page 650 and 651 and Plat Book 6900, Page 808; a Condominium, a horizontal property regime established by Master Deed of River Glen recorded in Book 7566, Page 571 and Declaration of Submission recorded in Book 7724, Page 293 and Amendment in Instrument No. 20040915-0111299 and Resolution recorded in Instrument No. 20040915-0111301, all references of record in the Register of Deeds Office for Davidson County, Tennessee, to which plan references are hereby made for a more complete detailed description.

This real property being all, or part of the property conveyed by deed of record in **Instrument No. 20120507-0039138** 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 16th day of December, 2021

GRANTOR:

Bobby Adkins

Bobby Adkins

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Bobby Adkins**, with whom I am personally acquainted (or proved to me based on satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 16th day of December 2021.

Nashon Fondren
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:
2522 Sonar Street
Nashville, TN 37214

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: 052 13 0B 029.00

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 **$290,000.00**

Tamara Robinson
AFFIANT

Subscribed and sworn to before me this 5th day of January ~~2021~~ 2022

Stephanie Tremmel
NOTARY PUBLIC

Commission expires: 5/8/2023

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Certificate of Authenticity

I, Katelynn King, 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 16, 2021.

Date

Katelynn King

Affiant Signature

Jan. 6, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2022.

Robert Graves

Notary's Signature

My Commission Expires: 03/06/24

Date

Notary's Seal (if on paper)

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024