Karen Johnson Davidson County
Batch# 789785 DEEDWARR
01/13/2022 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $925.37
20220113-0005007

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-21-7736

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,100.00

Affiant

STEPHANIE TREMMEL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of ~~December, 2021~~ January, 2022

Stephanie Tremmel
Notary Public

Commission Expires: 5/9/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
SFR XII Nashville Owner 2, L.P. 9200 E Hampton Dr Capital Heights, MD 20743	NEW OWNER	059 14 0 123.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Paul L. Flournoy, Sr., a/k/a Paul Flournoy

HEREINAFTER REFERRED TO AS 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 HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davison County, Tennessee, being Lot No. 65 Haynes Manor, Section 1, as of record in Book 3600, Page 85, Register's Office for said County.

Said Lot fronts 70 feet along the Northerly margin of Atwell Drive, thence back between parallel lines measuring 162.5 feet each, to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to James H. Flournoy, Jr., and wife, Mildred G. Flournoy, by Warranty Deed from James T. McLean and wife, Carole L. McLean, of record in Book 4085, Page 920, in the Register's Office of Davidson County, Tennessee, dated December 09, 1966 and recorded on December 13, 1966. The said person James H.

Flournoy, Jr. died on July 02, 2013. (Value or consideration shown in aforementioned deed $10.00.)

Being the same property conveyed to Paul Flournoy, by Quitclaim Deed from Mildred G. Flournoy (Widowed), of record in Instrument No. 20180905-0087844, in the Register's Office of Davidson County, Tennessee, dated February 06, 2014 and recorded on September 05, 2018. (Value or consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 3820 Atwell Drive, Nashville, TN 37207

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 heirs and assigns forever; and we so 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 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.

Dated this the 30th day of December, 2021.

Paul L. Flournoy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul L. Flournoy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of December, 2021.

Notary Public
My Commission Expires:

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

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 30, 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)

