Karen Johnson Davidson County
Batch# 789991 DEEDWARR
01/13/2022 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,565.10
20220113-0005289

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

WARRANTY DEED

Effective as of **12th day of October, 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, **Donald Baydoun a/k/a Dune Baydoun, single,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SFR XII Nashville Owner 1, 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 Lot No. 109 on the Plan of Shepardwood Subdivision, Section 2, as shown on plat of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to **Dune Baydoun, a/k/a Donald Baydoun, single**, by Warranty Deed from Music City Holdings, LLC., of record in Instrument No. 20210414-0049480, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2, Shepardwood Subdivision, as recorded in Plat Book 4460, Page(s) 66; and Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4572, Page 960; all of record in the Register's Office of Davidson County, Tennessee; and 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 12 day of October, 2021

GRANTORS:

Donald Baydoun, a/k/a Dune Baydoun

ASHLEY HANNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Donald Baydoun, a/k/a Dune Baydoun, 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 12 day of October 2021.

Notary Public

My Commission Expires:

May 31, 2022

New Owner Name and Address to: SFR XII Nashville Owner 1, L.P. 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2553 Bethwood Drive Nashville, TN 37207 Mail tax bills to: SFR XII Nashville Owner 1, L.P. 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 072 01 0 039.00	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 423,000.00 AFFIANT Subscribed and sworn to before me this 7th day of ~~October 2021~~ January, 2022. NOTARY PUBLIC Commission expires: June 26, 2022

LAUREN A. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 October 12 2021 (date of document).

Affiant Signature

1/7/2022
Date

State of TN

County of Shelby

Sworn to and subscribed before me this ____ day of _____, 2____.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/23

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025