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# 799356 DEEDWARR
02/02/2022 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20220202-0012391

WARRANTY DEED

Effective as of 5th **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, **Helen T. Bennett and David R. Bennett, a married couple** 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. 81 on the plan of Section 11, Hazelwood, of record in Book 4300, Page 22, as amended in Book 4477, page 281, both in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

This real property being all, or part of the property conveyed to Grantor by deed of record at **Deed Book 11487, Page 95**, 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 **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.

5th WITNESS the Grantor's hand in Davidson County, State of Tennessee on this the day of November, 2021

GRANTORS:

Helen T. Bennett

Helen T. Bennett

David R. Bennett

David R. Bennett

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 **Helen T. Bennett and David R. Bennett**, 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 5th day of November 2021.

Nashon Fondren
Notary Public

My Commission Expires: 01/03/2024

New Owner Name and Address to: SFR XII NASHVILLE OWNER 2, L.P., a Delaware Limited Partnership 9200 East Hampton Drive Capitol Heights, MD 20743 **Property Address:** 125 Dowdy Court Nashville, TN 37013 **Mail tax bills to:** SFR XII NASHVILLE OWNER 2, L.P., a Delaware Limited Partnership 9200 East Hampton Drive Capitol Heights, MD 20743 **Parcel I.D. Numbers:** 148-12-0-166	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 **$220,000.00**. AFFIANT 8th Subscribed and sworn to before me this 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, 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 1/24/22 (date of document).

Affiant Signature

1/24/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24 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