Karen Johnson Davidson County
Batch# 800162 DEEDWARR
02/03/2022 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.87
20220203-0013027

WARRANTY DEED

State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 2/13/22

(AFFIX SEAL)

CASSANDRA TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
MY COMM. EXP. 03-13-22

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SFR XII Nashville Owner 1, L.P.	NEW OWNER	165130a06100co165130a06100co
(NAME)	(NAME)	
4645 Hawthorne Lane Northwest		
(ADDRESS)	(ADDRESS)	
Washington D.C 20016		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ethan Roussel and Jessica Roussel, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **SFR XII Nashville Owner 1, L.P.**, 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:

Being Lot NO. 349 Peppertree Forest, Section Four, as shown by plat of record in Plat Book 7900, Page 426, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ethan Roussel and Jessica Roussel, by deed of record in Instrument No. 20200805-0086603, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 705 Pepperwood Court, Antioch, TN 37013
(House Number) (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 heirs 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 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 my/our hands this 14 day of October, 2021.

Ethan Roussel

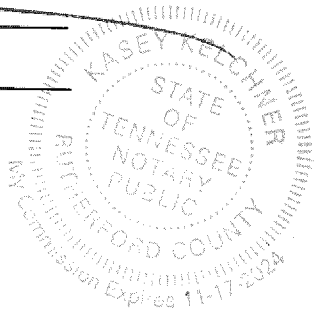
Jessica Roussel

State of Tennessee
County of Davidson

Personally appeared before me Ethan Roussel and Jessica Roussel, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14 day of October, 2021.

Notary Public
My Commission Expires:



File No.: 15957

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 14, 2021 (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

