Karen Johnson Davidson County
Batch# 804833 DEEDWARR
02/14/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220214-0016722

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

WARRANTY DEED

Effective as of 29th **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, **Music City Financial, LLC, a Texas Limited Liability Company,** 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. 471 on the Plan of Bordeaux Hills, Section Six, as of record in Book 3842, Page 10, Register's Office for said County, described as follows:

Beginning at a point in the Southerly margin of Panorama Drive, at the corner of Lots 471 and 472; thence Westerly with said drive, around a slight curve, 106.69 feet; thence around a curve, in a Southerly direction 41.55 feet to a point in the Easterly margin of a 50-foot unnamed street; thence with the margin of said street, Southerly 95.71 feet to a point; thence Easterly 88.59 feet to the corner of Lots 471 and 472; thence with the line between said lots, Northeastwardly 88.85 feet to the point of beginning.

This real property being all, or part of the property conveyed by deed of record in **Instrument No.** 20220202-0012006 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown as recorded in **Plat Book 3842, Page 10** and **Deed Book 3917, Page 529;** 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.

WITNESS the Grantor's hand in Davidson County, State of Tennessee on this the 27 day of October, 2021

GRANTOR:

Music City Financial, LLC

N. Viddal

By: Noah Viddal, Authorized Signer

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Noah Viddal,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of **Music City Financial LLC**, the within named bargainor, a Limited Liability Company, and that such **Noah Viddal** as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

WITNESS my hand and seal, at office in State and County named herein on this 27th day of October 2021.

Nashon Fondren
Notary Public

My Commission Expires: 01/05/2024

New Owner Name and Address to: SFR XII NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane Northwest Washington, DC 20016 **Property Address:** 3331 Panorama Drive Nashville, TN 37218 **Mail tax bills to:** SFR XII NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane Northwest Washington, DC 20016 **Parcel I.D. Numbers:** 080 07 0 056.00	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 **$300,000.00.** **AFFIANT** Subscribed and sworn to before me this 1st 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 Freesh, 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 29, 2021 (date of document).

Affiant Signature

1/12/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 12th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

