Karen Johnson Davidson County
Batch# 804929 DEEDWARR
02/14/2022 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.37
20220214-0016827

Prepared by and return to:
Summit Title & Escrow, LLC
7110 Crosswoods Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-21-2869

WARRANTY DEED

Effective as of **31st day of January, 2022**, 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, **Mary Vongsaga and Somphon Vongsa** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TBR SFR 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:

> Land in Davidson County, Tennessee, being Lot Number 144 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Pages 92-94, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mary Vongsaga, a single woman and Somphon Vongsa, a married man, by Warranty Deed from HHBC Investments, LLC, of record in Instrument No. 20131205-0123868, in the Register's Office of Davidson County, Tennessee, dated November 27, 2013 and recorded on December 5, 2013.

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 regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Antioch**, 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 on this 31ST day of January 2022

GRANTOR:

Mary Vongsaga

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
On this 31ST day of JANUARY, 2022, before me personally appeared Mary Vongsaga, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31ST day of JANUARY, 2022.

Notary Signature
My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Somphon Vongsa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

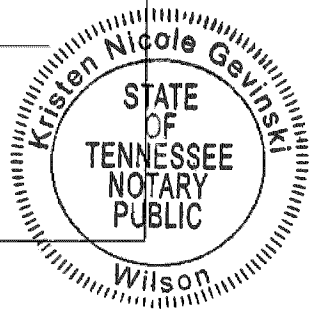
On this 31ST day of JANUARY, 2022, before me personally appeared Somphon Vongsa, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31ST day of JANUARY, 2022.

Notary Signature
My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

New Owner Name and Address to/ Mail tax bills to: TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 East Hampton Drive Capitol Heights, MD 20743 **Property Address:** 712 Knightsbridge Way Antioch, TN 37013 Parcel I.D. Numbers: 149 02 0B 051.00	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 **$340,100.00** Katelynn Kj AFFIANT Subscribed and sworn to before me this 31ST day of January , 2022 Kristen Gevinski NOTARY PUBLIC Commission expires: 10/26/25



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 January 31, 2022.

Date

Katelynn King

Affiant Signature

February 3, 2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 3RD day of FEBRUARY, 2022.

Kristen Gevinski

Notary's Signature

My Commission Expires: 10/26/25

Date

Notary's Seal (if on paper)

