Karen Johnson Davidson County
Batch# 805232 DEEDWARR
02/14/2022 04:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20220214-0017140

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
TBR SFR Nashville Owner 1, L.P. 1124 White Mountain Lane Nashville, TN 37013	TBR SFR Nashville Owner 1, L.P. **1124 White Mountain lane** **Nashville TN 37013**	135-14-0A-026-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tamara Milford and Martarious Brooks, tenants in common with rights of survivorship**,"the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TBR SFR Nashville Owner 1, L.P., a Delaware Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Final Plat of Phase Two, Pinnacle Point Subdivision, of record in Plat Book 6900, Page (s) 140 and 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alfred Patrick Perratta, a single man by Warranty deed from Paulo H. Silveira and Ana C. Vieira, joint tenants with the right of survivorship of record in Instrument No. 20150625-0061119 Register's Office for Davidson County, Tennessee, dated June 19, 2016 and recorded on June 25, 2015.

Being the same property conveyed to Matthew J. Anderson, Esq., Trustee of The 1124 White Mountain Lane Trust dated August 06, 2020 by Warranty deed from Alfred Patrick Perratta, a single man of record in Instrument No. 20200807-0088020 Register's Office for Davidson County, Tennessee, dated August 06, 2020 and recorded on August 07, 2020.

Being the same property conveyed to Michael Anderson, as his sole and separate property by Quitclaim deed from Matthew J. Anderson, Esq., Trustee of The 1124 White Mountain Lane Trust dated August 08, 2020 of record in Instrument No. 20200918-0106958 Register's Office for Davidson County, Tennessee, dated September 17, 2020 and recorded on September 18, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Tamara Milford and Martarious Brooks, tenants in common with rights of survivorship by Warranty deed from Michael Anderson, as his sole and separate property of record in Instrument No. 20200918-0106959 Register's Office for Davidson County, Tennessee, dated September 17, 2020 and recorded on September 18, 2020.

This conveyance is subject to all conditions, covenants, restrictions, easements and planning documents of record not stated herein and all subsequent year's real property taxes, liens not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 1124 White Mountain Lane Nashville, Tennessee 37013. (Address for Informational Purposes Only).

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of January, 2022.

_____(SEAL)
Tamara Milford

_____(SEAL)
Martarious Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of January, 2022, before me personally appeared Tamara Milford and Martarious Brooks, 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 19th day of January, 2022.

KRISTINA BAGWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 9/8/2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $374,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

TAYLOR ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 3, 2023

Sworn to and subscribed before me this
19th day of January, 2022.

_____
Notary Public
My commission expires: 07-03-2023
File No. 2022-892

Tennessee Certification of Electronic Document

I, Hilissa Loew, 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 1/19/22 (date of document).

Affiant Signature

1/25/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of January, 2022

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY