Karen Johnson Davidson County
Batch# 809414 DEEDWARR
02/22/2022 12:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,354.57
20220222-0019899

Name and Address of New Owner:
SFR XII Nashville Owner 2, L.P.
4645 Hawthorne Lane Northwest
Washington, DC 20016

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 128 10 0 022.00

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, **Glenn Alan Mertes, a married man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SFR XII NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Stacy Square, Section 2 of record in Plat Book 4175, Page 30, 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 Glenn Mertes, married man, by Warranty Deed from Robert P. Alexander, married, of record in Instrument No. 20171113-0116294, in the Register's Office for Davidson County, Tennessee, dated November 9, 2017 and recorded on November 13, 2017.

Being the same property conveyed to Jill Tygard Mertes, being the same person as Jill T. Mertes, by Quitclaim Deed from Glenn Alan Mertes, being the same person as Glenn A. Mertes, of record in Instrument No. 20181017-0103011, in the Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on October 17, 2018.

Further being the same property conveyed to Glenn Alan Mertes, by Quitclaim Deed from Jill Tygard Mertes, of record in Instrument No. 20181022-0104598, in the Register's Office for Davidson County, Tennessee, dated October 17, 2018 and recorded on October 22, 2018.

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 28th day of December, 2021.

Glenn Alan Mertes (SEAL)
Glenn Alan Mertes

Christy Lynn Mertes (SEAL)
Christy Lynn Mertes*

*Christy Lynn Mertes joins in this instrument to convey any and all martial interest she has in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2021, before me personally appeared Glenn Alan Mertes and Christy Lynn Mertes, 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 28th day of December, 2021.

Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 $366,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of December, 2021.

Notary Public
My commission expires:
File No. 2021-3837

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

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 December 28, 2021 (date of document).

Katelynn King
Affiant Signature

January 31, 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 31ST day of JANUARY, 2022.

Kristen Gevinski
Notary's Signature

MY COMMISSION EXPIRES: 10/26/25

NOTARY'S SEAL

