Karen Johnson Davidson County
Batch# 811334 DEEDWARR
02/25/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220225-0021561

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8693

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Bettie Hines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of February, 2022

Jammie Thomas
Notary Public

Commission Expires: 8-24-25

JAMMIE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
TBR SFR Nashville Owner 1, L.P. 9200 E Hampton Drive Capitol Heights, MD 20743	New Owner	150 12 0C 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Bettie A. Hines

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TBR SFR Nashville Owner 1, L.P., a Delaware Limited Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 6 on the Plan of Final Plat Mt. View Subdivision, Section Two, of record on Plat in Instrument Number 20010523-0053206; Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Bettie A. Hines by Warranty deed from Corinthian Custom Homes, Inc. of record in Instrument Number 20051108-0135373, Register's Office for Davidson County, Tennessee, dated October 14th, 2005 and recorded on November 8th, 2005.

The subject property is neither the principal residence of the Grantor nor her spouse or any dependent.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 901 Hill Ridge Drive, Antioch, TN 37013.

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 so 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.

Dated this the 2nd day of February, 2022.

Bettie A. Hines

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bettie A. Hines** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of February, 2022.

Jammie Thomas
Notary Public
My Commission Expires: 8-24-25

JAMMIE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2025

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 February 2, 2022 (date of document).

Katelynn King
Affiant Signature

February 15, 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 15TH day of FEBRUARY, 2022.

Kristen Gevinski
Notary's Signature

MY COMMISSION EXPIRES: 10/26/25

NOTARY'S SEAL

