Karen Johnson Davidson County
Batch# 812638 DEEDWARR
02/28/2022 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.37
20220228-0022643

Prepared by and return to:
Summit Title & Escrow, LLC
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-1007

WARRANTY DEED

Effective as of **14th day of February, 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, **Matthew Jones, a married man,** 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 No. 259 on the Plan of Section Five, Caldwell Country Estates, of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 259 fronts 84.1 feet on the Northerly side of Suter Drive and runs back 227.5 feet on the Westerly line and 260.6 feet on the Easterly line, which is a broken line, to a dead line measuring 99.46 feet thereon.

Being the same property conveyed to Matthew Jones, by Warranty Deed from Robin Birdsong Adams, an unmarried woman, of record in Instrument No. 20210105-0001412, in the Register's Office for Davidson County, Tennessee, dated December 01, 2020 and recorded on January 05, 2021.

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 Nashville**, 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 14TH day of February 2022

GRANTOR:

Matthew Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14TH day of FEBRUARY 2022, before me personally appeared Matthew Jones, 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 14TH day of FEBRUARY, 2022.

Kristen Gevinski

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 E Hampton Drive Capitol Heights, MD 20743 **Property Address:** 5009 Suter Drive Nashville, TN 37211 Parcel I.D. Numbers: 147 06 0 206.00	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 **$440,100.00** Katelynn Ky AFFIANT Subscribed and sworn to before me this 14TH day of February , 2022 Kristen Gevinski NOTARY PUBLIC Commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Tennessee Certification of Electronic Document

I, Lauren A. Fisher, 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 14, 2022 (date of document).

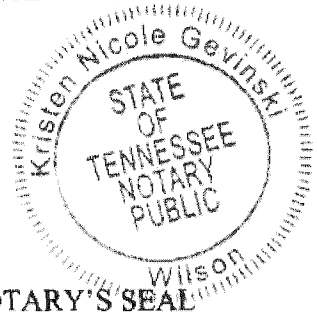
Lauren A. Fisher
Affiant Signature

2/16/2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 16TH day of FEBRUARY, 2022.



Kristen Gevinski
Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 10/26/25