This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15796-MC

Karen Johnson Davidson County
Batch# 812667 DEEDWARR
02/28/2022 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220228-0022680

STATE OF TENNESSEE
COUNTY OF SULLIVAN

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of February, 2022.

Notary Public
My Commission Expires: 6/26/2022

LAUREN A. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TBR SFR Nashville Owner 1, L.P. a Delaware Limited Partnership 9200 E Hampton Drive Capitol Heights, MD 20743	New Owner	148 13 0 022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Roumani Saleb, a single man,** hereinafter called the Grantor(s), 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 Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:
Being Lot No. 394 on the Plan of Fairlane Park, Section III, of record in Book 2331, Page 145-146, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Tract 2:
Being part of Tract "F" on the Plan of Fairlane Park, Section III, of record in Book 2331, Page 145-146, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at an monument the same being the NorthWest rear corner of Lot No. 394; thence North 2 degrees 35' East 81.12 feet to a point; thence South 86 degrees 59' East 42.89 feet to a point; thence South 4 degrees 26' East 94.55 feet to the NorthEast rear corner of Lot No. 394; thence with the rear line of Lot No. 394, 58 feet, more or less, to point of beginning, containing 0.10 acres.

Being the same property conveyed to Roumani Saleb, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20211007-0135023, in the Register's Office of Davidson County, Tennessee, dated September 30, 2021 and recorded on October 07, 2021.

This is ☒ improved or ☐ unimproved property located at: **324 Melpar Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of February, 2022.

GRANTOR:

Roumani Saleb

Roumani Saleb

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roumani Saleb, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of February, 2022.

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202202280022680

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 11, 2022 (date of document).

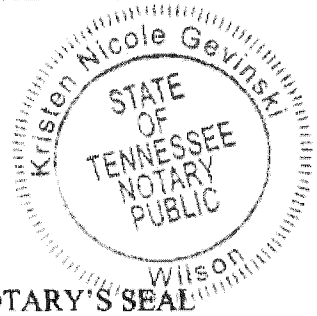
Lauren A. Fisher
Affiant Signature

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

MY COMMISSION EXPIRES: 10/26/25

NOTARY'S SEAL