Karen Johnson Davidson County
Batch# 814632 AFFIDAVIT
03/03/2022 09:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220303-0024154

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Blueprint Title
401 Church St. #1200
Nashville, TN 37219
File: 2021-5947

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Steve Berneman, do hereby make oath that I am of majority, under no disability and that I have read this Affidavit and swear that the information contained herein is true, accurate and correct to the best of my knowledge, information and belief. I have personal knowledge of the transaction in which the scrivener's error is involved.

This Affidavit is being given pursuant Tenn. Code Ann. 66-24-101(a)(27).

1. On 8/05/2021 our office recorded a Warranty Deed, Jacinda Chamberlain and Daniel Stockton, wife and husband, "Grantor" and SFR XII Nashville Owner 1, LP, a Delaware Partnership, "Grantee".

2. Said Warranty Deed is of record in Instrument Number 20210805-0105732, Register's Office for Davidson County, Tennessee.

3. The Grantee(s) name on the Warranty Deed is incorrect. It currently reads: SFR XII Nashville Owner 1, LP, a Delaware Partnership. The correct Grantee(s) name is: SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership.

4. The said Scrivener's Affidavit is to correct said Warranty Deed recorded in instrument 20210805-0105732, the Davidson County, Tennessee Register of Deeds office as follows: to change the Grantee(s) to SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership.

FURTHER AFFIANT sayeth not.

Blueprint Title:

Steve Berneman, Chief Executive Officer

SWORN TO and SUBSCRIBED before me this 26th day of January, 2022.

Notary Public

My Commission Expires: 04/03/2025

JOSHUA SCALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Map and Parcel: 042-08-0-074
Property Address:
302 Nesbitt Lane
Nashville, TN 37115

Name and Address of New Owner:
SFR XII Nashville Owner 1, LP
4645 Hawthorne Lane Northwest
Washington, DC 20016

Send Tax Bills To:
SFR XII Nashville Owner 1, LP
4645 Hawthorne Lane Northwest
Washington, DC 20016

This Instrument Prepared By:
Stephanie Dodson
Blueprint Title TN
150 4th Avenue North
20th Floor
Nashville, TN 37219

Map & Parcel No: 042-08-0-074

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, **Jacinda Chamberlain and Daniel Stockton, wife and husband** ~~XXX XXXXXXXXX~~ "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SFR XII Nashville Owner 1, LP, a Delaware Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10A on then plan of Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, S4, 55, 56, 57, 58, 59, & 60 Heritage Place, of record in Plat Book 5200, page 628, as amended in Plat Book 6250, page 632, Register's Office of said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jacinda Chamberlain and husband, Daniel Stockton by Deed dated October 2, 2015 from Jacinda Chamberlain, recorded October 5, 2015, in Instrument Number 20151005-0101293, in the Official Records of Davidson County, Tennessee.

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 29th day of June, 2021.

_____ (SEAL)
Jacinda Chamberlain

_____ (SEAL)
Daniel Stockton

_____ (SEAL)
Daniel Stockton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2021, before me personally appeared Jacinda Chamberlain, Daniel Stockton and Daniel Stockton, 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 29th day of June, 2021.

_____
Notary Signature
My commission expires: My Commission Expires January 3, 2023

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of June, 2021.

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public My Commission Expires
My commission expires January 3, 2023
File No. 2021-5947-TN

Property Address: 302 Nesbitt Lane, Nashville, TN 37115

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 June 29, 2021.

Steve Berneman

Date: 29th day of June, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 29th day of June, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2021-5947-TN