Karen Johnson Davidson County
Batch# 816109 DEEDWARR
03/04/2022 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.37
20220304-0025184

Prepared by and return to:
Summit Title & Escrow, LLC
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-4060

WARRANTY DEED

Effective as of **10th 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, **Simba Growth LLC**, a California Limited Liability Company, 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. 110 on the Plan of Section Two, Lexington Point Subdivision of record in Plat at Instrument No. 20010515-0049954, 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 Simba Growth LLC, by Warranty Deed from Michael D. Sims, and Teri L. Sims, in Instrument No. -202203040025183-, of record in the Register's Office of Davidson County, Tennessee.

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 10th day of February 2022

GRANTOR:

Simba Growth LLC, a California Limited Liability Company

By: _____
Angel Garcia, Member

STATE OF California
COUNTY OF Los Angeles

Before me, M. I. Anguiano **of the state and county mentioned, personally appeared Angel Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Simba Growth LLC, the within named bargainor, a Limited Liability Company, and that such Angel Garcia as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.**

Witness my hand and seal, at office in California, **this** 10 **day of** February, **2022.**

M. I. Anguiano
Notary Signature

Printed Name: M. I. Anguiano

My commission expires: Aug. 10, 2025

M. I. ANGUIANO
Notary Public - California
Los Angeles County
Commission # 2301004
My Comm. Expires Aug 10, 2023

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:** 8212 Boone Trce Nashville, TN 37221 Parcel I.D. Numbers: 126 15 0B 215.00	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 **$400,100.00** Katelyn Kiz AFFIANT Subscribed and sworn to before me this 23rd day of February, 2022 Kristen Gevinski NOTARY PUBLIC Commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On February 9 2022 before me, M. I Anguiano, Notary Public
(insert name and title of the officer)

personally appeared Angel Garcia,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. I. ANGUIANO
Notary Public - California
Los Angeles County
Commission # 2301004
My Comm. Expires Aug 10, 2023

Signature M. I Anguiano (Seal)

Certificate of Authenticity

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 10, 2022.

Date

Katelynn King

Affiant Signature

2-23-2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 23RD day of FEBROARY, 2022.

Kristen Gevinski

Notary's Signature

My Commission Expires: 10/26/25

Date

Notary's Seal (if on paper)

