Karen Johnson Davidson County
Batch# 816896 DEEDWARR
03/07/2022 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.97
20220307-0025799

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,100.00.

Katelynn Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2021.

Kristen Gevinski
Notary Public
MY COMMISSION EXPIRES: 10/26/25
File No. G21-13619

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| SFR XII Nashville Owner 1, L.P.<br>A Delaware Limited Partnership<br>(NAME) | SFR XII Nashville Owner 1, L.P.<br>A Delaware Limited Partnership<br>(NAME) | 042-07-0A-098-00 |
| 4645 Hawthorne Ln NW<br>(STREET ADDRESS) | 4645 Hawthorne Ln NW<br>(STREET ADDRESS) | |
| Washington, DC 20016<br>(CITY) (STATE) (ZIP) | Washington, DC 20016<br>(CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **LaToya Beard, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFR XII 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 DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Heritage Square, Phase Three Revised, of record In Plat Book 5200, Page 744, In the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of Ille property,

Being the same property conveyed to LaToya Beard, unmarried by Deed dated July 9, 2012, recorded August 7, 2012, in Instrument Number 20120807-0070128, in the Register's Office of Davidson County, Tennessee.

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.

Witness my/our hand(s) this 5th day of October, 2021.

LaToya Beard

LaToya Beard

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2021, before me personally appeared LaToya Beard, 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 5th day of October, 2021.

Notary Signature
My commission expires:

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

**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 October 5, 2021 (date of document).

Katelynn King
Affiant Signature

2-24-2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 24TH day of FEBRUARY, 2022.

Kristen Gevinski
Notary's Signature

MY COMMISSION EXPIRES: 10/26/25

NOTARY'S SEAL

