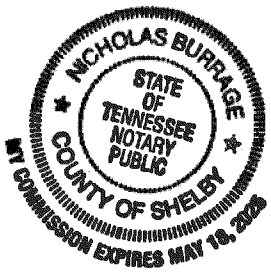
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,100.00

Laura Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: May 18, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SFR XII Nashville Owner 1, L.P.	Same as New Owner	108040B028.00
(NAME)	(NAME)	
4645 Hawthorne Lane Northwest		
(ADDRESS)	(ADDRESS)	
Washington, DC 20016		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 819335 DEEDWARR
03/10/2022 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.37
20220310-0028023

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Stephen D. Sargent and Sharon Sargent, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **SFR XII Nashville Owner 1, L.P.**, hereinafter called the GRANTEE(S), his/her/their 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. 28 on the Final Plan of White Pine Estates, a Residential Planned Unit Development of record in Instrument No. 20000713-0069319, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stephen D. Sargent and wife, Sharon Sargent by Warranty Deed from Karen Pulley, married, dated 12/29/2010 and recorded 01/05/2011, of record in Instrument 201101050001367, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 have been prorated and paid as of the date of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Instrument 20000713006931 9, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 20010105000192 5, Register's Office for Davidson County, Tennessee; Charter of White Pine Estates Homeowners Association Inc., of record in Instrument 20010123000711 7, Register's Office for Davidson County, Tennessee; Quitclaim Deed conveyed to White Pine Estates Homeowners Association Inc of record in Instrument 20010123000711 8, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1517 White Pine Court, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of October, 2021.

Stephen D. Sargent

Sharon Sargent

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen D. Sargent and Sharon Sargent, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of October, 2021.

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Stevie Friesth 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 10/14/2021 (date of document).

Affiant Signature

10/14/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14th day of October, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

