Prepared by and return to:
Seth McNamee
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 823544 DEEDWARR
03/17/2022 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $762.94
20220317-0031034

WARRANTY DEED

Effective as of **13th day of December, 2021,** 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**, My Tennessee Home Solution, LLC, A Tennessee Limited Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SFR XII NASHVILLE OWNER 2, 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. 9 and the Westerly 49 feet of Lot No. 8, on the Plan of Franklin Heights, as shown on plat of record in Plat Book 2083, Page 91, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 9 and the Westerly part of Lot No. 8 fronts 118 feet on the Southerly side of McCoin Drive and runs back on the Easterly line with a line parallel with the Easterly line of Lot No. 8 approximately 184 feet on the Westerly line of Lot No. 9, 207 feet to a dead line in the rear, measuring 100 feet, more or less, thereon.

This real property being all or part of the property conveyed by deed of record in Instrument No. 20220309-0026731 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 regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 Davidson County**, 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 in **Davidson** County, State of Tennessee on this the 10th day of November, 2021

GRANTORS:
My Tennessee Home Solution, LLC

By: Charles Chandler III, Member

STATE OF TN

COUNTY OF Montgomery

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Charles Chandler, III, 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 My Tennessee Home Solution, LLC, the within named bargainor, a Limited Liability Company, and that such Charles Chandler, III 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 State and County named herein on this 10th day of November 2021.

Notary Public

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 12/21/24

New Owner Name and Address to: SFR XII NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 East Hampton Drive Capitol Heights, MD 20743 Property Address: 234 McCoin Drive Goodlettsville, TN 37072 Mail tax bills to: SFR XII NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 East Hampton Drive Capitol Heights, MD 20743 Parcel I.D. Numbers: 025 04 0 063.00	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 $206,200.00. AFFIANT Subscribed and sworn to before me this 12th day of November, 2021 NOTARY PUBLIC Commission expires: 3/13/22 CASSANDRA TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN MY COMM. EXP. 03-13-22

Tennessee Certification of Electronic Document

I, John Zelink, 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 December 13, 2021 (date of document).

Affiant Signature

3/9/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 9th day of March, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY