Karen Johnson Davidson County
Batch# 824715 DEEDWARR
03/18/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220318-0031697

Prepared by and return to:
Summit Title & Escrow, LLC
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-1004

WARRANTY DEED

Effective as of **10th day of March, 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, **Olusiji Frederick Ogunyemi and Grace Ogunyemi** 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. 226, on the Plan of River Trace Estates, Phase I, Section 4 & 5, of record in Book 9700, Page 409, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grace Ogunyemi and Olusiji Frederick Ogunyemi, by Quitclaim Deed from Grace Ogunyemi and Olusiji Frederick Ogunyemi, wife and husband, and Oluwole Ogunyemi, a single man, of record in Instrument No. 20191211-0127798, in the Register's Office of Davidson County, Tennessee, dated December 03, 2019 and recorded on December 11, 2019.

Being the same property conveyed to Grace Ogunyemi and Olusiji Frederick Ogunyemi, wife and husband as joint tenants with rights of survivorship, and Oluwole Ogunyemi, a single man, by Warranty Deed from Dalibor Pehar and Anita Pehar, husband and wife, of record in Instrument No. 20181017-0102907, in the Register's Office of Davidson County, Tennessee, dated October 15, 2018 and recorded on October 17, 2018.

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 16 day of March 2022

GRANTOR:

3-10-22
Olusiji Frederick Ogunyemi

3-10-22
Grace Ogunyemi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10 day of March, 2022, before me personally appeared Olusiji Frederick Ogunyemi and Grace Ogunyemi, 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 10 day of March, 2022.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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:** 2937 Riverbend Drive Nashville, TN 37214 Parcel I.D. Numbers: 062 02 0A 234.00	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 **$405,000.00** AFFIANT Subscribed and sworn to before me this 10th day of March, 2022 NOTARY PUBLIC Commission expires: May 18, 2025

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES MAY 18, 2025

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 March 10, 2022 (date of document).

Affiant Signature

March 10, 2022

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 10th day of March, 2022.

Stephanie Tremmel

Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

