Karen Johnson Davidson County
Batch# 825395 DEEDWARR
03/21/2022 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220321-0032202

Prepared by and return to:
Summit Title & Escrow, LLC
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-1292

WARRANTY DEED

Effective as of **15th 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, **Music City Financial, LLC** 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. 179 on the Plan of First Revision to Cane Ridge Farms, Phase One, Section Three, of record at Instrument No. 20020712-0084136, as corrected under Instrument No. 20030210-0018021, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Music City Financial, LLC, by Warranty Deed of record in Instrument No. 20220304-0024676 , 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 Antioch**, 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 15 day of February 2022

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

By: N. Viddal
Noah Viddal, Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, KRISTEN GEVINSKI of the state and county mentioned, personally appeared Noah Viddal, 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 Authorized Signer of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in BRENTWOOD this 15TH day of FEBRUARY, 2022.

Kristen Gevinski
Notary Signature

Printed Name: KRISTEN GEVINSKI

My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

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:** 1208 Blairfield Drive Antioch, TN 37013 Parcel I.D. Numbers: 174 11 0A 083.00	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 **$450,000.00** Katelynn Kj AFFIANT Subscribed and sworn to before me this 15TH day of February , 2022 Kristen Gevinski NOTARY PUBLIC Commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

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 February 15, 2022 (date of document).

Affiant Signature

February 15, 2022

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 15th day of February, 2022.

Stephanie Tremmel

Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

