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

Karen Johnson Davidson County
Batch# 829559 DEEDWARR
03/28/2022 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20220328-0035525

WARRANTY DEED

Effective as of 14 **day of October, 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, **Music City Financial LLC, a Texas 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 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. 46 on the Plan of Antioch Park, Section 1, of record in Plat Book 3600, Page 96, Register's Office for said County as follows:

Said Lot No. 46 fronts 76.8 feet on the Southeasterly side of Benzing Road and extends back 139.7 feet on the Northeasterly line and 140 feet on the Southwesterly line, to a line on the rear on which it measures 73 feet.

Being the same property conveyed to Grantor, by Warranty Deed, of record in Instrument No. 20220321-0032041, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Antioch Park, Section 1, as recorded in Plat Book 3600, Page(s) 96; and Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3861, Page 744; all of record in the Register's Office of Davidson County, Tennessee; and 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 14th day of October, 2021

GRANTORS:

Music City Financial LLC

Noah Viddal, Authorized Signatory

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Noah Viddal, Authorized Signatory for Music City Financial LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 14th day of October, 2021.

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Name and Address to: SFR XII NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 Property Address: 47 Benzing Road Nashville, TN 37013 Mail tax bills to: SFR XII NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 Parcel I.D. Numbers: 162 08 0 023.00	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 270,000.00 AFFIANT Subscribed and sworn to before me this 21st day of ~~October~~ March, 2022 NOTARY PUBLIC Commission expires: 11-03-2025

KATELYNN ELIZABETH KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

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 October 14, 2021 (date of document).

Affiant Signature

October 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

