Karen Johnson Davidson County
Batch# 837630 DEEDWARR
04/11/2022 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20220411-0041690

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

WARRANTY DEED

Effective as of **8th 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, **Simba Growth LLC,** 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.,** 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:

> Lot 64, Dodson Heights, as shown on plat of record in Plat Book 2900, Page 113, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Said Lot No. 64 fronts 60.0 feet on the Northerly side of Lopez Lane, and extends back 140.4 feet on the Westerly line and 104.6 feet on the Easterly line to a dead line in the rear, which is a broken line, measuring 96.65 feet thereon.

Being the same property conveyed to Grantor, by Warranty Deed, of record in Instrument No. 20220404-0038525, 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 Dodson Heights, as recorded in Plat Book 2900, Page(s) 113, 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 8th day of October, 2021

GRANTORS:

Simba Growth LLC

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Simba Growth 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 _____ day of October 2021.

_____
Notary Public

My Commission Expires:

_____

New Owner Name and Address to: SFR XII Nashville Owner 1, L.P. 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 6009 Lopez Lane Nashville, TN 37076 Mail tax bills to: SFR XII Nashville Owner 1, L.P. 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 086 02 0 061.00	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 325,000.00 AFFIANT Subscribed and sworn to before me this 8 day of October, 2021 NOTARY PUBLIC Commission expires: _____ TAYLOR HUTSON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 10-05-25

See Attached Certificate(s)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On October 8, 2021 before me, Y. Mayes, Notary Public
(insert name and title of the officer)

personally appeared Angel Garcia,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Y. MAYES
COMM. #2352978
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 20, 2025

Signature _____ **(Seal)**

Tennessee Certification of Electronic Document

I, R. Alan Alsobrook, 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 8, 2021 (date of document).

Affiant Signature

4/4/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 4th day of April, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

