Karen Johnson Davidson County
Batch# 839936 DEEDWARR
04/14/2022 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $953.86
20220414-0043556

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-21-2430

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

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $257,800.00

Affiant

Subscribed & sworn to before me, this 28th day of March, 2022

Notary Public

My Commission Expires: 11-03-2025

Property Address: 1400 Mohawk Trail, Madison, TN 37115 **Map/Parcel Number:** 053 14 0 033.00	**Name & Address of New Owner** TBR SFR Nashville Owner 1, L.P., a Delaware Limited Partnership 9200 East Hampton Drive Capitol Heights, MD 20743	**Send Tax Bills To:** TBR SFR Nashville Owner 1, L.P., a Delaware Limited Partnership 9200 East Hampton Drive Capitol Heights, MD 20743

Effective as of 28TH **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, **Simple Home Exitz, LLC, a Mississippi Limited Liability Company** 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. 12 on the Plan of Nawakwa Hills, Powwow Addition, Section 1, as of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same premises conveyed to Simple Home Exitz, LLC, a Mississippi Limited Liability Company, by Ronald D. Hall, Jr., a single man, of record in the Register's Office of Davidson County, Tennessee under instrument number 20220407-0040514.

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 24 day of March 2022

GRANTOR:

Simple Home Exitz, LLC, a Mississippi Limited Liability Company

By: _____
Sean O'Rourke, Member

STATE OF Mississippi
COUNTY OF Lee

Before me, Ashley Berthay **of the state and county mentioned, personally appeared Sean O'Rourke, 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 Simple Home Exitz, LLC, the within named bargainor, a Mississippi Limited Liability Company, and that such Sean O'Rourke 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 Tupelo, **this** 24th **day of** March, **2022.**

_____
Notary Signature

Printed Name: Ashley Berthay

STATE OF MISSISSIPPI
ASHLEY BERTHAY
NOTARY PUBLIC
ID No. 119571
Commission Expires
December 26, 2024
LEE COUNTY

12/26/24

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 28, 2022 (date of document).

Affiant Signature

March 28, 2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 28th day of March, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

