Karen Johnson Davidson County
Batch# 843092 DEEDWARR
04/20/2022 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220420-0045720

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

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $395,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of April, 2022.

NOTARY PUBLIC

My commission expires: 11-03-2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
TBR SFR NASHVILLE OWNER 1, L.P (NAME)	SAME AS NEW OWNER (NAME)	06505002600
9200 East Hampton Drive (ADDRESS)	(ADDRESS)	
Capitol Heights, MD 20743		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jeremy Woodson and Jane Woodson, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **TBR SFR NASHVILLE OWNER 1, L.P, A DELAWARE LIMITED PARTNERSHIP**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 441, as shown on the map entitled Sherwood Forest, Section Four, of record in Plat Book 4460, Pages 182 and 183, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeremy Woodson and Jane Woodson, husband and wife, by Quitclaim Deed from Jane L. Batson Woodson, a married woman, of record in Instrument No. 20181207-0119508, in the Register's Office for Davidson County, Tennessee, dated December 5, 2018 and recorded on December 7, 2018.

This property is improved property known as: 4812 Smokey Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of April, 2022.

Jeremy Woodson

Jane Woodson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Woodson and Jane Woodson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2022.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Katelynn King, 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 April 13, 2022.

Date

Katelynn King

Affiant Signature

April 13, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13TH day of APRIL, 2022.

Kristen Gevinski

Notary's Signature

My Commission Expires: 10/26/25

Date

Notary's Seal (if on paper)

