Karen Johnson Davidson County
Batch# 843643 DEEDWARR
04/21/2022 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,709.40
20220421-0046410

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**

STATE OF Tennessee
COUNTY OF Davidson

This Instrument Prepared By:
Ella Fox
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

The actual consideration or value, whichever is greater, for this transfer is 462,000.00

Bao Nguyen

Bao Nguyen

Subscribed and sworn to before me this 8th day of April, 2022.

Notary Public

My Commission Expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

SFR Acquisitions 2 LLC 120 S. Riverside Plaza Suite 2000 Chicago, IL 60606	SFR Acquisitions 2 LLC 120 S. Riverside Plaza Suite 2000 Chicago, IL 60606	133-12-0-231.00,

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Bao Nguyen hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SFR Acquisitions 2 LLC, a Delaware Limited Liability Company hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Certain real property situate in the Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 68 on the Plan of Section Three, Greenwood Hills of record in Book 5050, Page 10, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Bao Nguyen from Music City Holdings, LLC, a Texas Limited Liability Company, dated April 8, 2021, of record in Instrument No. 20210413-0048989, Register's Office for Davidson County, Tennessee.

Tax ID Number: 133-12-0-231.00

Property Address: 4004 Scotwood Drive, Nashville, TN 37211

This is improved property located at 4004 Scotwood Drive, Nashville, TN 37211, Davidson County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate,

title and interest, thereto belonging to the said GRANTEE, its successors and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this 8th day of April, 2022.

Bao Nguyen
Bao Nguyen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said Davidson (County) and TN (State), the within named Bao Nguyen, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 8th day of April, 2022.

Jonathan M Clemons
Notary Public

(SEAL)

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

My Commission Expires: 9/20/2025

COMPLIANCETAXPRORATIONGENCLOSINGAGREEMENT
Rev. 2/4/16
RLM/hmo

Tennessee Certification of Electronic Document

I, ERNEST ANING, 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 04/08/22 (date of document).

Affiant Signature

04/08/22
Date

State of New Jersey

County of Gloucester

Sworn to and subscribed before me this 8 day of APRIL, 2022.

Notary's Signature

MY COMMISSION EXPIRES: March 23, 2026

NOTARY'S SEAL

KARLA E VOLGARINO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50155441
MY COMMISSION EXPIRES MAR. 23, 2026