Karen Johnson Davidson County
Batch# 850251 DEEDWARR
05/04/2022 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.37
20220504-0051576

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-22-2237

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 $420,100.00

Affiant

Subscribed & sworn to before me, this 27th day of April, 2022

Notary Public

My Commission Expires: 11/03/2025

Property Address: 1633 Cumberland Station Boulevard, Madison, TN 37115 **Map/Parcel Number:** 053 09 0B 028.00	**Name & Address of New Owner** TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 E Hampton Drive, Capitol Heights, MD 20743	**Send Tax Bills To:** TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 E Hampton Drive, Capitol Heights, MD 20743

Effective as of **27th day of April, 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, **Karen D. Groves, a single woman** 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:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows: Being Lot No. 214 on the Plan of Section One Cumberland Station at Wilson Camp as of record in Instrument No. 20011009-0109759, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Karen D. Groves, a single woman, by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20091110-0103920, in the Register's Office of Davidson County, Tennessee, dated October 26, 2009 and recorded on November 10, 2009.

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 Madison**, 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 27 day of April 2022

GRANTOR:

Karen D. Groves

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27 **day of** April **, 2022, before me personally appeared Karen D. Groves, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 27 **day of** April **, 2022.**

Notary Signature
My commission expires: 6.21.25

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Lauren A. Fisher, 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 04/27/2022 (date of document).

Lauren A. Fisher
Affiant Signature

4/20/2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 26TH day of APRIL, 2022.

Kristen Gevinski
Notary's Signature

MY COMMISSION EXPIRES: 10/26/25

NOTARY'S SEAL

