Karen Johnson Davidson County
Batch# 850366 DEEDWARR
05/04/2022 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,613.57
20220504-0051721

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-22-2256

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 $436,100.00

Affiant

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

Notary Public

My Commission Expires: 11/03/2025

Property Address: 4856 Torbay Drive, Nashville, TN 37211 **Map/Parcel Number:** 147 08 0 107.00	**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 **26th 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, **Thats Arap Investments LLC, a Kentucky 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. 32 on the Plan of Section Two, Cathey Heights of record in Plat Book 2854, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to That's Arap Investments, LLC, by Warranty Deed from Ramy M. Nagy, married, of record in Instrument No. 20211112-0150757, in the Register's Office of Davidson County, Tennessee, dated November 4, 2021 and recorded on November 12, 2021.

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 26 day of April 2022

GRANTOR:

Thats Arap Investments LLC, a Kentucky Limited Liability Company

By: _____ Member

Kenneth Paul Harris, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

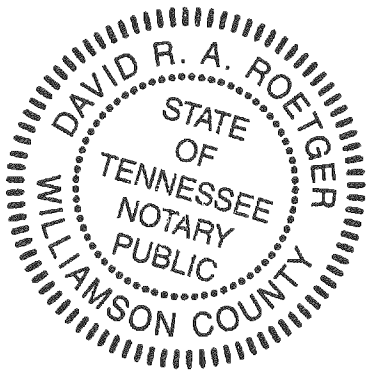
Before me, David R A Roetger **of the state and county mentioned, personally appeared Kenneth Paul Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Thats Arap Investments LLC, the within named bargainor, a Limited Liability Company, and that such Kenneth Paul Harris as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.**

Witness my hand and seal, at office in Franklin**, this** 26 **day of** April**, 2022.**

_____
Notary Signature

Printed Name: David R A Roetger

My commission expires: 6-21-25



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

