Karen Johnson Davidson County
Batch# 851507 DEEDWARR
05/05/2022 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20220505-0052260

# 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-22-2172

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMMISSION EXPIRES MAY 18, 2025

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $278,000.00

Jadyn Polston
Affiant

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

Notary Public

My Commission Expires: May 18, 2025

| **Property Address:** 609 Brentmeadow Circle, Madison, TN 37115<br>**Map/Parcel Number:** 053 13 0 095.00 | **Name & Address of New Owner**<br>TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP<br>9200 E Hampton Drive, Capitol Heights, MD 20743 | **Send Tax Bills To:**<br>TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP<br>9200 E Hampton Drive, Capitol Heights, MD 20743 |
|---|---|---|

Effective as of 28th **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, **Arizona Property Advisors LLC, an Arizona 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 28-A, as shown on the map entitled Zone Lot Division of Lot 28, Phase I, Kimbolton, of record Plat Book 6900, page 986, Register's 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 Arizona Property Advisors LLC, an Arizona Limited Liability Company by Warranty Deed from Regina Hickson, unmarried, of record in Instrument No. 202205050052259, in the Register's Office of Davidson County, Tennessee, dated _____.

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 26th day of April 2022

GRANTOR:

Arizona Property Advisors LLC, an Arizona Limited Liability Company

By: _____
Sean Gibson, Member

**STATE OF** Arizona
**COUNTY OF** Maricopa

**Before me,** Kelli Smith **of the state and county mentioned, personally appeared Sean Gibson, 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 Arizona Property Advisors LLC, the within named bargainor, a Limited Liability Company, and that such Sean Gibson 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** Phoenix, **this** 26th **day of** April, **2022.**

Kelli Smith
**Notary Signature**

**Printed Name:** Kelli Smith

KELLI SMITH
Notary Public Arizona
Maricopa County
Commission # 608238
My Commission Expires June 13, 2025

**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 4/28/2022 (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

