This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-17213-LV

STATE OF TENNESSEE South Carolina
COUNTY OF Charleston

Karen Johnson Davidson County
Batch# 857379 DEEDWARR
05/17/2022 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20220517-0057083

The actual consideration or value, whichever is greater, for this transfer is $317,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2022.

Notary Public
My Commission Expires: 8/5/2031

ELIZABETH B. SHAWKEY
Notary Public, State of South Carolina
My Commission Expires 8/5/2031

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen W. Higgins 2120 Lebanon Pike Nashville, TN 37210	Address of New Owner	084 16 0 092.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Conrex ML Portfolio 2019-01 Operating Company, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stephen W. Higgins, a married man**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 61 on the Plan of Hargis Heights, of record in Plat Nook 974, Page 82, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Conrex ML Portfolio 2019-01 Operating Company, LLC, a Delaware limited liability company, by Special Warranty Deed from SFR MT LLC, a Delaware limited liability company, of record in Instrument No. 20191126-0122490, in the Register's Office of Davidson County, Tennessee, dated November 12, 2019 and recorded on November 26, 2019.

Subject property is investment property. It is not the principal or marital residence of grantor, grantor's spouse, or dependents.

This is improved property located at: **2524 Stinson Road, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do

covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2022.

GRANTOR:

Conrex ML Portfolio 2019-01 Operating Company, LLC, a Delaware Limited Liability Company

By: _____
TJ Welch, Authorized Signor

STATE OF South Carolina
COUNTY OF Charleston

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TJ Welch, Authorized Signor for the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signor of Conrex ML Portfolio 2019-01 Operating Company, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of May, 2022.

_____
Notary Public
My Commission expires: 8/5/2031

ELIZABETH B. SHAWKEY
Notary Public, State of South Carolina
My Commission Expires 8/5/2031

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/06/2022**(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/06/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 **day of** May **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM