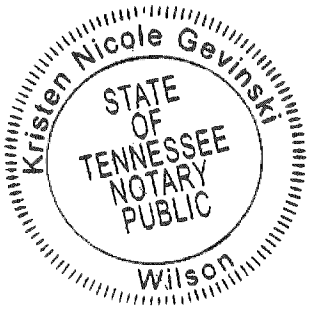
Karen Johnson Davidson County
Batch# 859608 DEEDWARR
05/20/2022 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220520-0058786

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2022

Notary Public

MY COMMISSION EXPIRES 10/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TBR SFR Nashville Owner 1, LP	New Owner	134-13-00-98
(NAME)	(NAME)	
9200 East Hampton Drive		
(ADDRESS)	(ADDRESS)	
Capitol Heights, MD 20743		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Younes S. Saleh and Halima Slivany, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TBR SFR Nashville Owner 1, LP, a Delaware Limited Partnership,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Kenilworth Estates, Section-Four of record in Book 3300, Pages 34, 35, and 36, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Younes S. Saleh and Halima Slivany, husband and wife by deed of record in Instrument No. 20170901-0089914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4806 Jeffrey Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hands this 13th day of May, 2022.

Younes S. Saleh

Halima Slivany

State of Tennessee
County of Davidson

Personally appeared before me Younes S. Saleh and Halima Slivany, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of May, 2022.

Notary Public _____
My Commission Expires: _____

File No.: 16351

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

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 5/16/2022 (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

