Karen Johnson Davidson County
Batch# 863143 DEEDWARR
05/26/2022 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.87
20220526-0061423

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-22-2367

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 $395,100.00

Affiant

Subscribed & sworn to before me, this 23 day of May, 2022

Notary Public

My Commission Expires: _____

Property Address: 1781 Merritt Street, Old Hickory, TN 37138 **Map/Parcel Number:** 053 06 0A 197.00	**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 **23rd day of May, 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, **Kyle Kauffman and Kathleen Kauffman, husband and wife,** 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. 197, on the plan of Phase 2, Waterford, of record in Plat Book 7900, Pages 412 and 413, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kyle Kauffman and Kathleen Kauffman, husband and wife, by Warranty Deed from Aubrey Lee Johnson, an unmarried man, of record in Instrument No. 20200622-0066401, in the Register's Office for Davidson County, Tennessee, dated June 17, 2020 and recorded on June 22, 2020.

Being the same property conveyed to Aubrey Lee Johnson, unmarried, by Warranty Deed from Equity Trust Company Custodian FBO Michael Luning IRA Z132696, of record in Instrument No. 20180625-0060966, in the Register's Office for Davidson County, Tennessee, dated June 19, 2018 and recorded on June 25, 2018.

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 Old Hickory**, 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 20 day of May 2022

GRANTOR:

Kyle Kauffman

Kathleen Kauffman

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20 **day of** May **, 2022, before me personally appeared Kyle Kauffman and Kathleen Kauffman, 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 20 **day of** May **, 2022.**

Notary Signature
My commission expires: 07/17/2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

Certificate of Authenticity

I, Katelynn King, 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 5/23/2022.

Date

Katelynn King

Affiant Signature

5/23/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 23rd day of May, 2022.

Notary's Signature

My Commission Expires: May 18, 2025

Date

Notary's Seal (if on paper)

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

202205260061423